

Local Market Update for October 2024

A Research Tool Provided by the Greater Albuquerque Association of REALTORS®



North Valley – 100

East of Rio Grande River, South of Alameda Blvd NE, West of I-25, North of Montano Rd

Single-Family Detached	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
Key Metrics						
New Listings	24	16	- 33.3%	161	167	+ 3.7%
Pending Sales	11	17	+ 54.5%	116	137	+ 18.1%
Closed Sales	12	11	- 8.3%	109	125	+ 14.7%
Days on Market Until Sale	54	21	- 61.1%	50	40	- 20.0%
Median Sales Price*	\$435,375	\$430,000	- 1.2%	\$507,835	\$463,000	- 8.8%
Average Sales Price*	\$616,104	\$520,727	- 15.5%	\$694,075	\$666,594	- 4.0%
Percent of List Price Received*	97.7%	99.6%	+ 1.9%	98.2%	98.6%	+ 0.4%
Inventory of Homes for Sale	37	34	- 8.1%	--	--	--
Months Supply of Inventory	3.5	2.7	- 22.9%	--	--	--

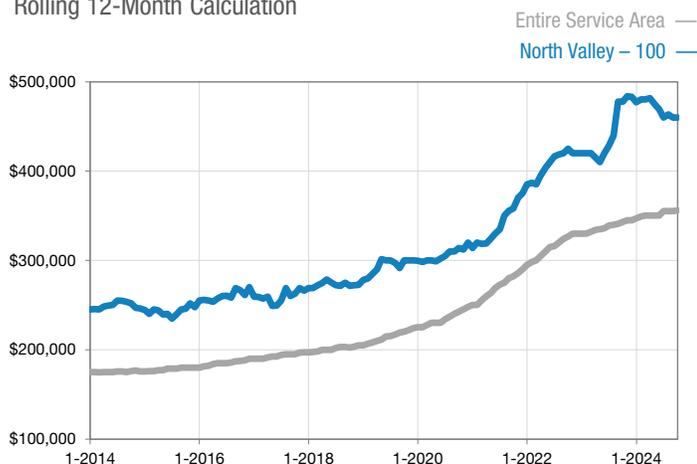
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
Key Metrics						
New Listings	5	1	- 80.0%	24	32	+ 33.3%
Pending Sales	3	2	- 33.3%	19	26	+ 36.8%
Closed Sales	0	3	--	16	27	+ 68.8%
Days on Market Until Sale	--	11	--	11	5	- 54.5%
Median Sales Price*	--	\$215,000	--	\$221,250	\$250,000	+ 13.0%
Average Sales Price*	--	\$215,667	--	\$226,331	\$251,344	+ 11.1%
Percent of List Price Received*	--	96.6%	--	102.0%	99.4%	- 2.5%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.4	0.4	- 71.4%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

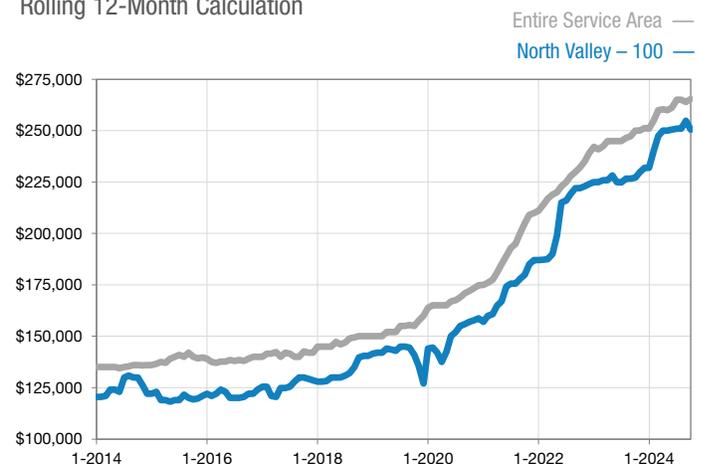
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



Median Sales Price - Single-Family Attached

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.