

Local Market Update for October 2024

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



Fairgrounds – 70

East of San Mateo Blvd NE, South of I-40, West of Wyoming Blvd NE, North of Central Ave

Single-Family Detached	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
Key Metrics						
New Listings	10	12	+ 20.0%	131	127	- 3.1%
Pending Sales	10	11	+ 10.0%	106	96	- 9.4%
Closed Sales	7	8	+ 14.3%	96	90	- 6.3%
Days on Market Until Sale	7	52	+ 642.9%	14	27	+ 92.9%
Median Sales Price*	\$302,000	\$307,500	+ 1.8%	\$266,000	\$290,000	+ 9.0%
Average Sales Price*	\$312,929	\$294,738	- 5.8%	\$269,342	\$290,853	+ 8.0%
Percent of List Price Received*	100.5%	99.6%	- 0.9%	100.3%	98.8%	- 1.5%
Inventory of Homes for Sale	15	22	+ 46.7%	--	--	--
Months Supply of Inventory	1.5	2.3	+ 53.3%	--	--	--

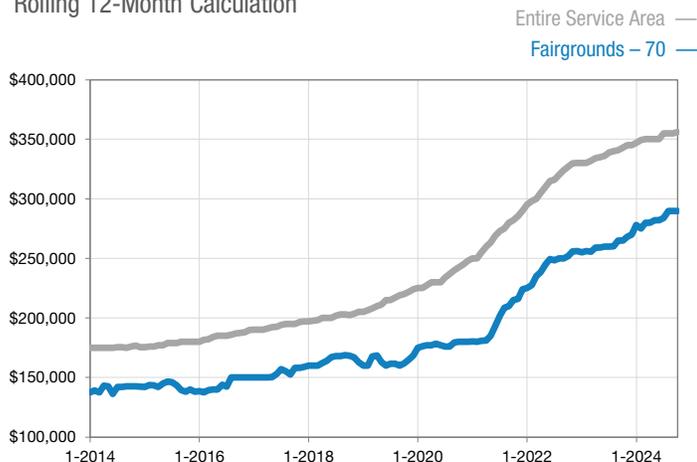
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
Key Metrics						
New Listings	0	0	0.0%	5	7	+ 40.0%
Pending Sales	0	0	0.0%	5	6	+ 20.0%
Closed Sales	1	1	0.0%	5	6	+ 20.0%
Days on Market Until Sale	0	4	--	3	4	+ 33.3%
Median Sales Price*	\$109,000	\$243,000	+ 122.9%	\$249,000	\$249,000	0.0%
Average Sales Price*	\$109,000	\$243,000	+ 122.9%	\$196,580	\$252,500	+ 28.4%
Percent of List Price Received*	90.8%	97.2%	+ 7.0%	97.9%	99.7%	+ 1.8%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	0.8	--	--	--	--

* 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.

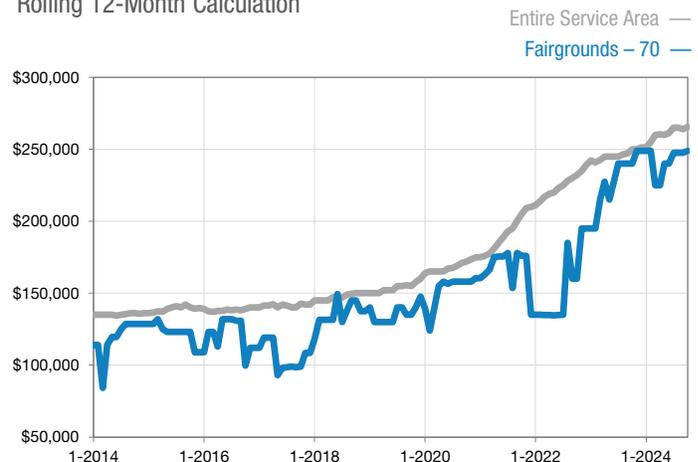
Median Sales Price - Single-Family Detached

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.