

Local Market Update for October 2024

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



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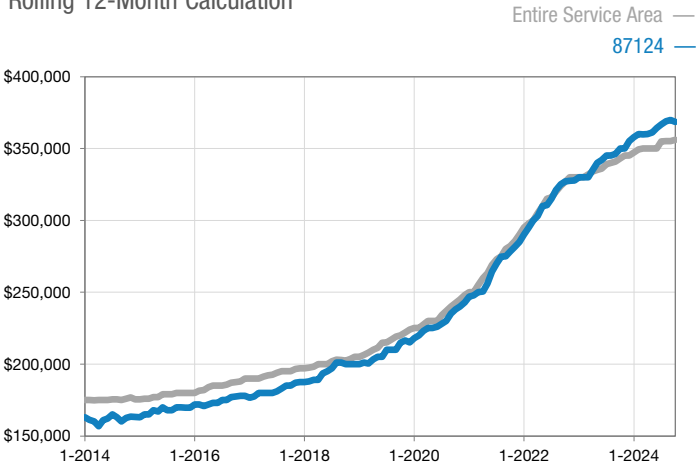
Single-Family Detached	October			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	80	75	- 6.3%	770	805	+ 4.5%
Pending Sales	62	70	+ 12.9%	627	650	+ 3.7%
Closed Sales	46	58	+ 26.1%	615	613	- 0.3%
Days on Market Until Sale	21	31	+ 47.6%	27	33	+ 22.2%
Median Sales Price*	\$356,500	\$342,000	- 4.1%	\$352,790	\$369,000	+ 4.6%
Average Sales Price*	\$366,612	\$387,677	+ 5.7%	\$387,016	\$394,879	+ 2.0%
Percent of List Price Received*	99.4%	99.2%	- 0.2%	99.8%	99.1%	- 0.7%
Inventory of Homes for Sale	123	135	+ 9.8%	--	--	--
Months Supply of Inventory	2.0	2.2	+ 10.0%	--	--	--

* 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.

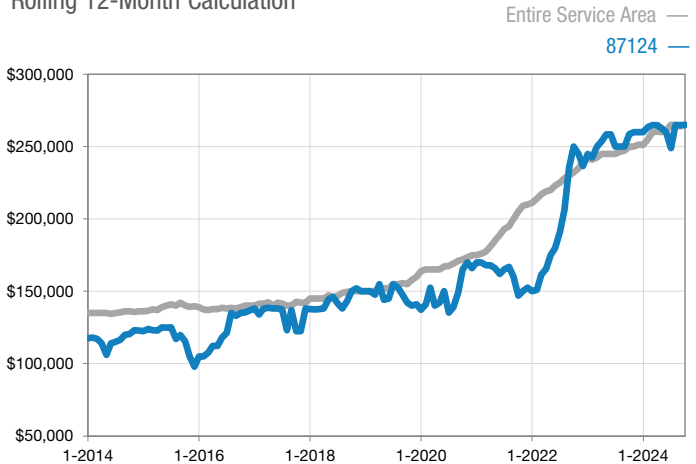
Single-Family Attached	October			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	11	8	- 27.3%	74	96	+ 29.7%
Pending Sales	8	13	+ 62.5%	66	84	+ 27.3%
Closed Sales	6	7	+ 16.7%	61	71	+ 16.4%
Days on Market Until Sale	11	17	+ 54.5%	12	22	+ 83.3%
Median Sales Price*	\$291,350	\$270,000	- 7.3%	\$260,000	\$265,000	+ 1.9%
Average Sales Price*	\$257,692	\$265,271	+ 2.9%	\$242,852	\$256,031	+ 5.4%
Percent of List Price Received*	99.3%	99.3%	0.0%	100.4%	98.8%	- 1.6%
Inventory of Homes for Sale	9	11	+ 22.2%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--

* 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.