

Local Market Update for October 2024

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



87108

Single-Family Detached	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
Key Metrics						
New Listings	20	24	+ 20.0%	251	256	+ 2.0%
Pending Sales	28	22	- 21.4%	211	185	- 12.3%
Closed Sales	19	17	- 10.5%	198	174	- 12.1%
Days on Market Until Sale	11	21	+ 90.9%	22	26	+ 18.2%
Median Sales Price*	\$285,000	\$290,000	+ 1.8%	\$269,000	\$292,250	+ 8.6%
Average Sales Price*	\$302,374	\$360,182	+ 19.1%	\$302,399	\$332,560	+ 10.0%
Percent of List Price Received*	99.2%	98.3%	- 0.9%	99.9%	98.9%	- 1.0%
Inventory of Homes for Sale	26	57	+ 119.2%	--	--	--
Months Supply of Inventory	1.3	3.2	+ 146.2%	--	--	--

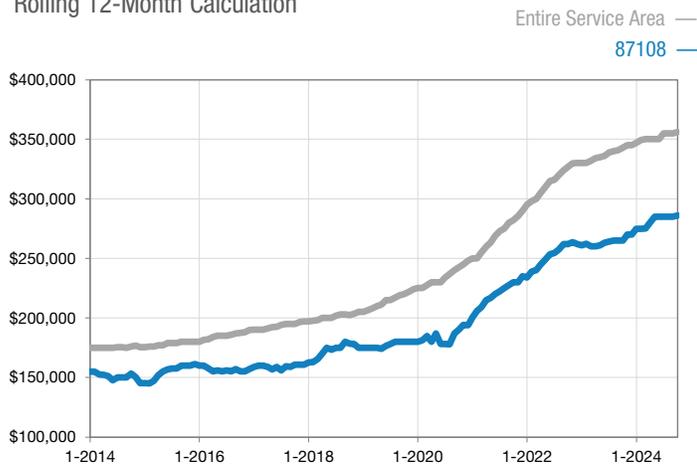
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
Key Metrics						
New Listings	3	2	- 33.3%	45	30	- 33.3%
Pending Sales	2	1	- 50.0%	29	26	- 10.3%
Closed Sales	3	1	- 66.7%	30	27	- 10.0%
Days on Market Until Sale	16	2	- 87.5%	18	36	+ 100.0%
Median Sales Price*	\$178,000	\$260,000	+ 46.1%	\$189,750	\$230,000	+ 21.2%
Average Sales Price*	\$152,333	\$260,000	+ 70.7%	\$217,697	\$243,422	+ 11.8%
Percent of List Price Received*	99.5%	104.0%	+ 4.5%	99.0%	97.6%	- 1.4%
Inventory of Homes for Sale	12	6	- 50.0%	--	--	--
Months Supply of Inventory	4.1	2.3	- 43.9%	--	--	--

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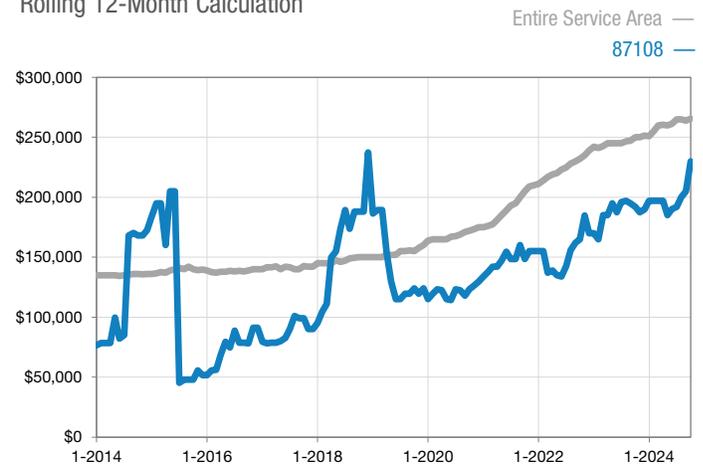
Median Sales Price - Single-Family Detached

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.