

Local Market Update for October 2024

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



UNM South – 42

East of I-25, South of Central Ave, West of San Mateo Blvd NE, North of Kirtland AFB

Single-Family Detached	October			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	17	15	- 11.8%	163	159	- 2.5%
Pending Sales	18	12	- 33.3%	140	134	- 4.3%
Closed Sales	16	16	0.0%	133	134	+ 0.8%
Days on Market Until Sale	6	32	+ 433.3%	28	30	+ 7.1%
Median Sales Price*	\$357,500	\$382,500	+ 7.0%	\$330,000	\$357,250	+ 8.3%
Average Sales Price*	\$369,000	\$395,313	+ 7.1%	\$358,408	\$391,828	+ 9.3%
Percent of List Price Received*	100.1%	97.1%	- 3.0%	99.6%	98.5%	- 1.1%
Inventory of Homes for Sale	17	25	+ 47.1%	--	--	--
Months Supply of Inventory	1.3	2.0	+ 53.8%	--	--	--

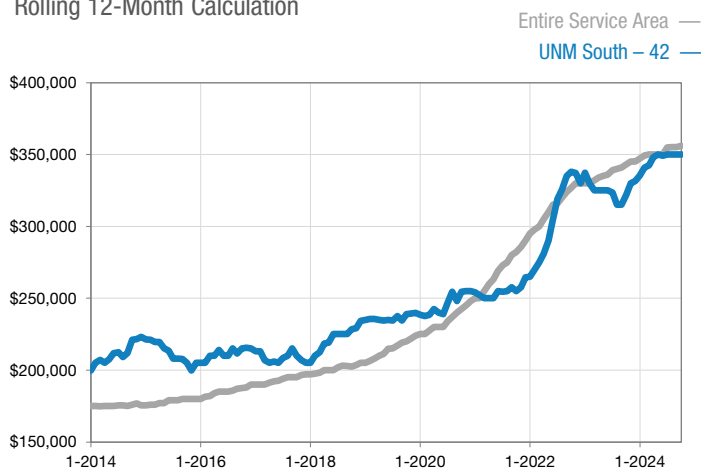
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	3	1	- 66.7%	32	26	- 18.8%
Pending Sales	1	3	+ 200.0%	28	22	- 21.4%
Closed Sales	4	2	- 50.0%	30	21	- 30.0%
Days on Market Until Sale	41	38	- 7.3%	38	39	+ 2.6%
Median Sales Price*	\$139,000	\$259,400	+ 86.6%	\$136,500	\$258,800	+ 89.6%
Average Sales Price*	\$161,125	\$259,400	+ 61.0%	\$196,593	\$248,467	+ 26.4%
Percent of List Price Received*	99.8%	100.4%	+ 0.6%	98.6%	98.2%	- 0.4%
Inventory of Homes for Sale	9	3	- 66.7%	--	--	--
Months Supply of Inventory	3.0	1.1	- 63.3%	--	--	--

* 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.

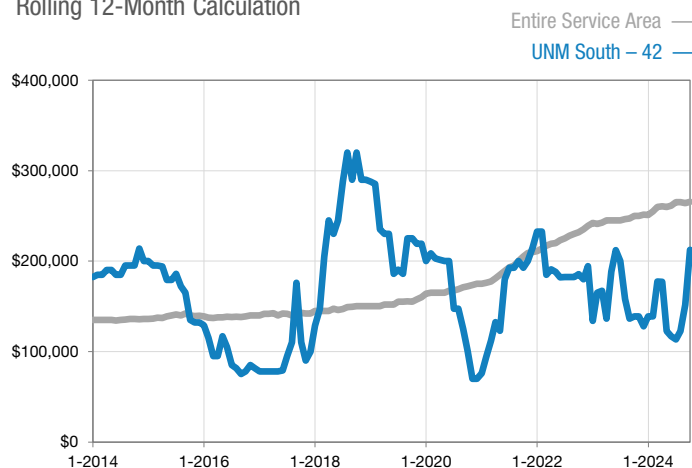
Median Sales Price - Single-Family Detached

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.