Local Market Update for October 2024

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

**gaar**

87144

Single-Family Detached

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	125	111	- 11.2%	1,092	1,178	+ 7.9%
Pending Sales	85	101	+ 18.8%	858	888	+ 3.5%
Closed Sales	86	72	- 16.3%	826	836	+ 1.2%
Days on Market Until Sale	41	48	+ 17.1%	37	39	+ 5.4%
Median Sales Price*	$374,690	$375,493	+ 0.2%	$355,000	$365,498	+ 3.0%
Average Sales Price*	$397,838	$391,097	- 1.7%	$391,790	$394,485	+ 0.7%
Percent of List Price Received*	99.5%	98.6%	- 0.9%	99.8%	99.1%	- 0.7%
Inventory of Homes for Sale	220	225	+ 2.3%	--	--	--
Months Supply of Inventory	2.7	2.7	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.

Single-Family Attached

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	0	0	0.0%	1	3	+ 200.0%
Pending Sales	0	0	0.0%	1	1	0.0%
Closed Sales	0	1	--	1	1	0.0%
Days on Market Until Sale	--	92	--	2	92	+ 4500.0%
Median Sales Price*	--	$295,000	--	$265,000	$295,000	+ 11.3%
Average Sales Price*	--	$295,000	--	$265,000	$295,000	+ 11.3%
Percent of List Price Received*	--	100.0%	--	100.0%	100.0%	0.0%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	--	2.0	--	--	--	--

* 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

Entire Service Area —
87144 —
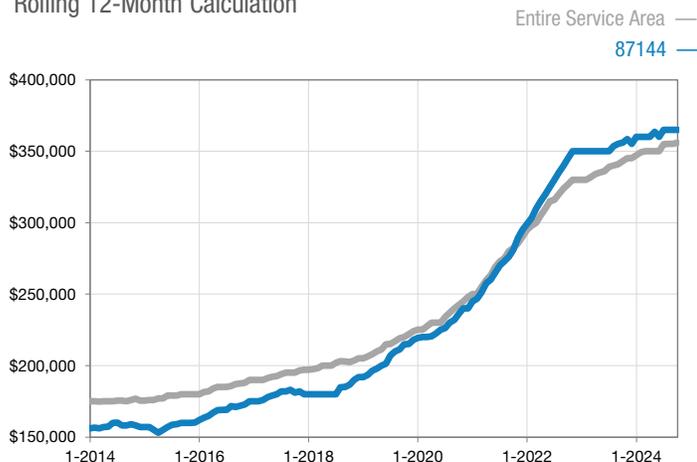
Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
87144 —
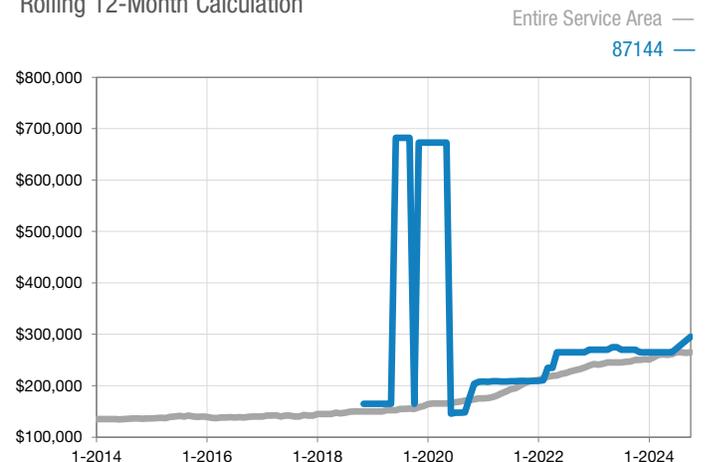
A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.