Local Market Update for October 2024

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

gaar

UNM – 40

East of I-25, South of I-40, West of San Mateo Blvd NE, North of Central Ave

Single-Family Detached

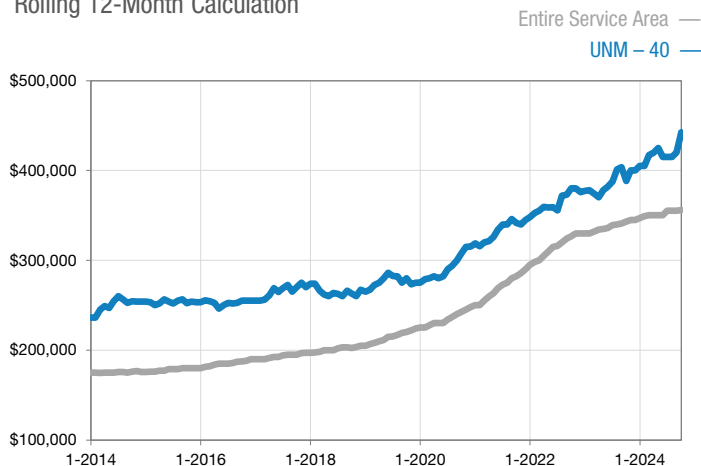| Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	13	28	+ 115.4%	188	223	+ 18.6%
Pending Sales	11	23	+ 109.1%	150	159	+ 6.0%
Closed Sales	14	17	+ 21.4%	145	145	0.0%
Days on Market Until Sale	14	55	+ 292.9%	18	30	+ 66.7%
Median Sales Price*	$347,500	$450,000	+ 29.5%	$390,000	$440,000	+ 12.8%
Average Sales Price*	$343,400	$448,782	+ 30.7%	$426,730	$454,932	+ 6.6%
Percent of List Price Received*	99.3%	98.5%	- 0.8%	99.5%	99.0%	- 0.5%
Inventory of Homes for Sale	23	47	+ 104.3%	--	--	--
Months Supply of Inventory	1.6	3.2	+ 100.0%	--	--	--

* 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	3	--	17	10	- 41.2%
Pending Sales	3	0	- 100.0%	12	5	- 58.3%
Closed Sales	0	0	0.0%	9	5	- 44.4%
Days on Market Until Sale	--	--	--	4	15	+ 275.0%
Median Sales Price*	--	--	--	$330,000	$410,000	+ 24.2%
Average Sales Price*	--	--	--	$302,656	$387,980	+ 28.2%
Percent of List Price Received*	--	--	--	102.3%	98.2%	- 4.0%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	1.2	2.4	+ 100.0%	--	--	--

* 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.
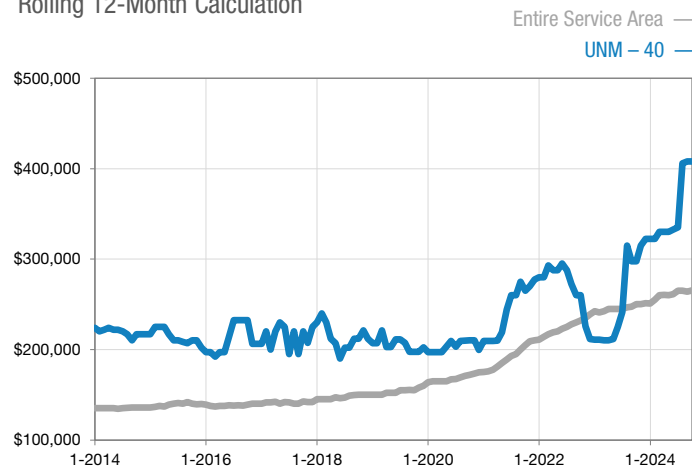
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
UNM – 40 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
UNM – 40 —

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.