

Local Market Update for October 2024

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



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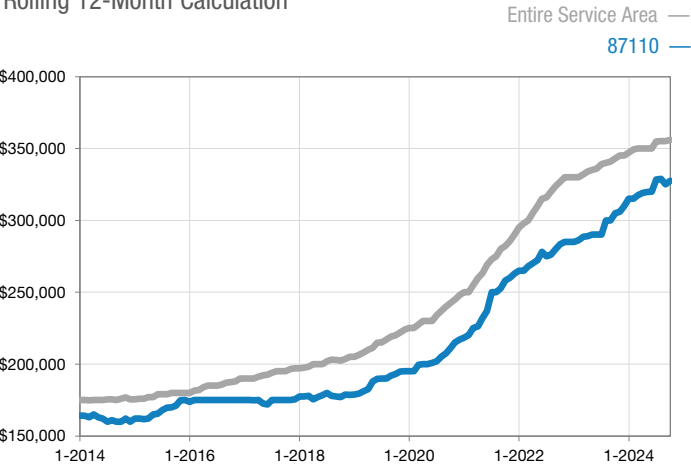
Single-Family Detached	October			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	44	35	- 20.5%	393	459	+ 16.8%
Pending Sales	13	39	+ 200.0%	334	369	+ 10.5%
Closed Sales	36	38	+ 5.6%	345	353	+ 2.3%
Days on Market Until Sale	14	35	+ 150.0%	17	24	+ 41.2%
Median Sales Price*	\$300,000	\$324,500	+ 8.2%	\$305,000	\$329,000	+ 7.9%
Average Sales Price*	\$311,679	\$333,139	+ 6.9%	\$325,131	\$346,681	+ 6.6%
Percent of List Price Received*	99.9%	97.8%	- 2.1%	99.8%	98.9%	- 0.9%
Inventory of Homes for Sale	54	68	+ 25.9%	--	--	--
Months Supply of Inventory	1.7	1.9	+ 11.8%	--	--	--

* 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	3	0.0%	45	41	- 8.9%
Pending Sales	2	4	+ 100.0%	41	29	- 29.3%
Closed Sales	6	3	- 50.0%	40	26	- 35.0%
Days on Market Until Sale	16	10	- 37.5%	9	19	+ 111.1%
Median Sales Price*	\$138,450	\$330,800	+ 138.9%	\$155,000	\$188,000	+ 21.3%
Average Sales Price*	\$147,650	\$319,933	+ 116.7%	\$169,053	\$213,531	+ 26.3%
Percent of List Price Received*	99.1%	98.0%	- 1.1%	99.0%	98.0%	- 1.0%
Inventory of Homes for Sale	3	8	+ 166.7%	--	--	--
Months Supply of Inventory	0.8	2.8	+ 250.0%	--	--	--

* 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



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.

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

