

# Local Market Update for October 2024

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



## 87123

Single-Family Detached	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
<b>Key Metrics</b>						
New Listings	40	<b>48</b>	+ 20.0%	367	<b>433</b>	+ 18.0%
Pending Sales	35	<b>30</b>	- 14.3%	309	<b>339</b>	+ 9.7%
Closed Sales	24	<b>32</b>	+ 33.3%	301	<b>332</b>	+ 10.3%
Days on Market Until Sale	21	<b>26</b>	+ 23.8%	21	<b>22</b>	+ 4.8%
Median Sales Price*	\$318,000	<b>\$362,500</b>	+ 14.0%	\$359,900	<b>\$340,000</b>	- 5.5%
Average Sales Price*	\$356,142	<b>\$383,518</b>	+ 7.7%	\$377,580	<b>\$374,887</b>	- 0.7%
Percent of List Price Received*	98.7%	<b>99.4%</b>	+ 0.7%	99.5%	<b>99.0%</b>	- 0.5%
Inventory of Homes for Sale	44	<b>70</b>	+ 59.1%	--	--	--
Months Supply of Inventory	1.5	<b>2.1</b>	+ 40.0%	--	--	--

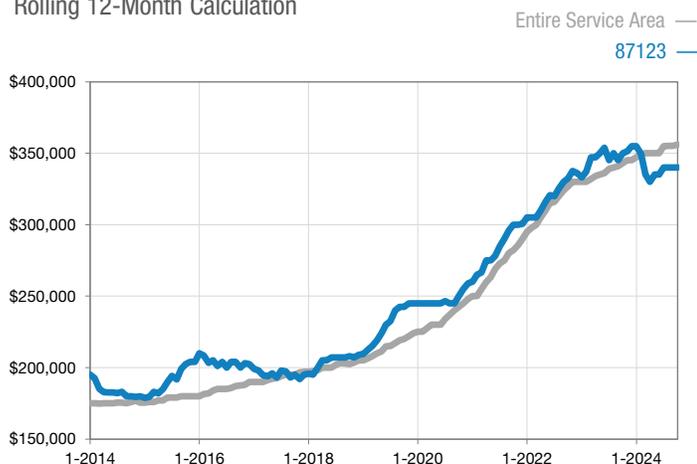
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
<b>Key Metrics</b>						
New Listings	5	<b>11</b>	+ 120.0%	87	<b>88</b>	+ 1.1%
Pending Sales	9	<b>12</b>	+ 33.3%	78	<b>73</b>	- 6.4%
Closed Sales	12	<b>3</b>	- 75.0%	77	<b>64</b>	- 16.9%
Days on Market Until Sale	14	<b>29</b>	+ 107.1%	10	<b>15</b>	+ 50.0%
Median Sales Price*	\$280,000	<b>\$269,000</b>	- 3.9%	\$268,500	<b>\$280,000</b>	+ 4.3%
Average Sales Price*	\$279,333	<b>\$256,667</b>	- 8.1%	\$265,881	<b>\$289,227</b>	+ 8.8%
Percent of List Price Received*	99.1%	<b>100.2%</b>	+ 1.1%	100.7%	<b>100.3%</b>	- 0.4%
Inventory of Homes for Sale	7	<b>9</b>	+ 28.6%	--	--	--
Months Supply of Inventory	0.9	<b>1.3</b>	+ 44.4%	--	--	--

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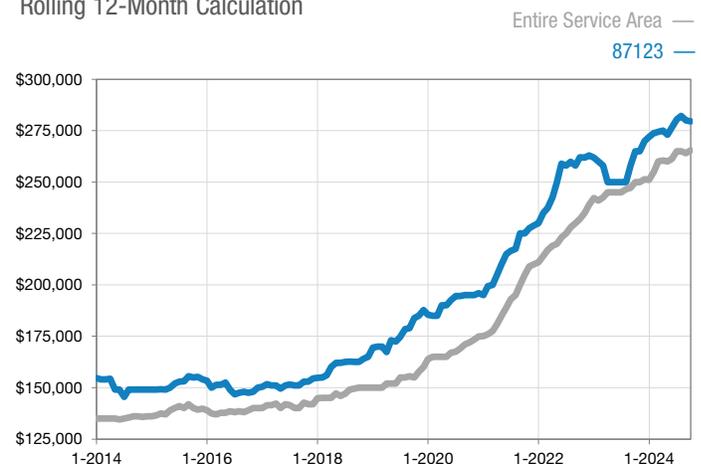
### Median Sales Price - Single-Family Detached

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.