

Local Market Update for October 2024

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



Northeast Heights – 50

East of Wyoming Blvd NE, South of Montgomery Blvd NE, West of Tramway Blvd, North of Central Ave

Single-Family Detached	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
Key Metrics						
New Listings	67	57	- 14.9%	639	695	+ 8.8%
Pending Sales	53	49	- 7.5%	566	558	- 1.4%
Closed Sales	61	53	- 13.1%	561	551	- 1.8%
Days on Market Until Sale	19	29	+ 52.6%	16	23	+ 43.8%
Median Sales Price*	\$305,000	\$316,000	+ 3.6%	\$295,000	\$301,000	+ 2.0%
Average Sales Price*	\$313,046	\$320,365	+ 2.3%	\$303,486	\$317,287	+ 4.5%
Percent of List Price Received*	99.1%	99.3%	+ 0.2%	100.0%	99.2%	- 0.8%
Inventory of Homes for Sale	77	108	+ 40.3%	--	--	--
Months Supply of Inventory	1.4	2.0	+ 42.9%	--	--	--

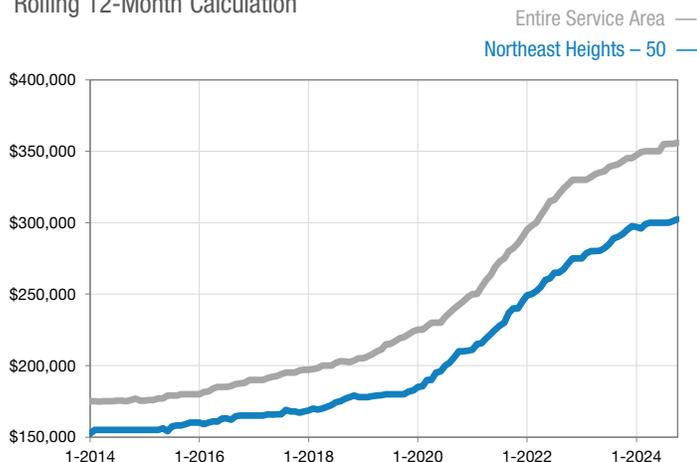
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
Key Metrics						
New Listings	4	9	+ 125.0%	98	97	- 1.0%
Pending Sales	5	12	+ 140.0%	87	86	- 1.1%
Closed Sales	9	8	- 11.1%	87	77	- 11.5%
Days on Market Until Sale	15	34	+ 126.7%	12	17	+ 41.7%
Median Sales Price*	\$270,000	\$322,450	+ 19.4%	\$245,000	\$275,000	+ 12.2%
Average Sales Price*	\$280,000	\$321,573	+ 14.8%	\$242,378	\$271,827	+ 12.2%
Percent of List Price Received*	98.7%	98.2%	- 0.5%	100.7%	100.1%	- 0.6%
Inventory of Homes for Sale	7	13	+ 85.7%	--	--	--
Months Supply of Inventory	0.8	1.7	+ 112.5%	--	--	--

* 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.

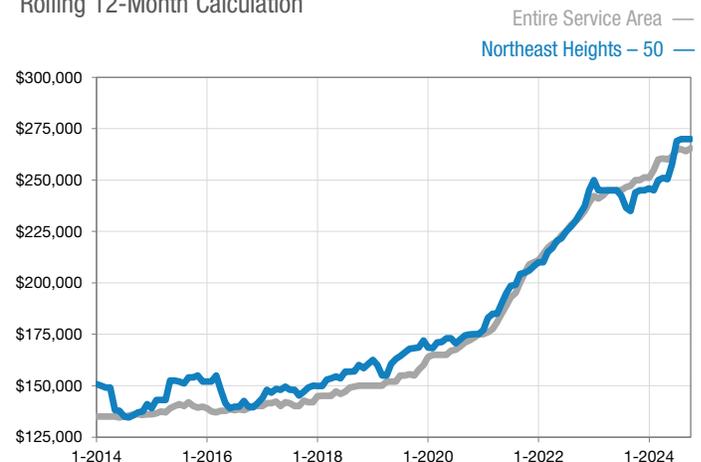
Median Sales Price - Single-Family Detached

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.