

Local Market Update for October 2024

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



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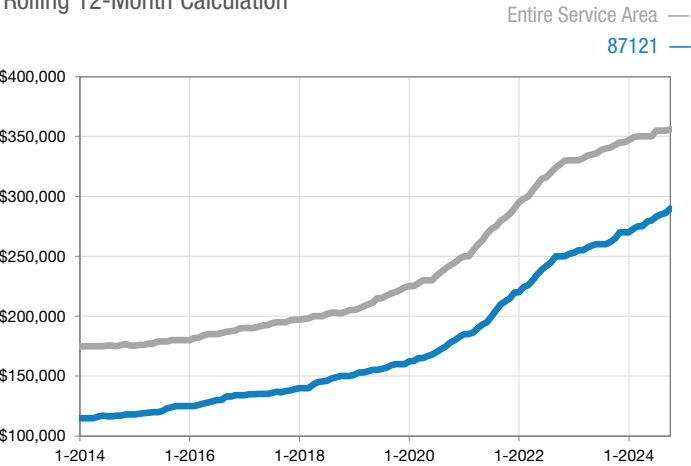
Single-Family Detached	October			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	61	47	- 23.0%	617	678	+ 9.9%
Pending Sales	48	47	- 2.1%	534	581	+ 8.8%
Closed Sales	59	57	- 3.4%	521	573	+ 10.0%
Days on Market Until Sale	20	27	+ 35.0%	18	27	+ 50.0%
Median Sales Price*	\$272,000	\$306,000	+ 12.5%	\$269,900	\$291,000	+ 7.8%
Average Sales Price*	\$279,933	\$312,012	+ 11.5%	\$276,038	\$297,395	+ 7.7%
Percent of List Price Received*	101.0%	99.1%	- 1.9%	100.4%	99.7%	- 0.7%
Inventory of Homes for Sale	93	97	+ 4.3%	--	--	--
Months Supply of Inventory	1.8	1.7	- 5.6%	--	--	--

* 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	0	5	--	5	17	+ 240.0%
Pending Sales	0	1	--	8	11	+ 37.5%
Closed Sales	0	1	--	8	10	+ 25.0%
Days on Market Until Sale	--	1	--	21	6	- 71.4%
Median Sales Price*	--	\$200,000	--	\$209,500	\$227,500	+ 8.6%
Average Sales Price*	--	\$200,000	--	\$215,750	\$209,350	- 3.0%
Percent of List Price Received*	--	100.0%	--	102.0%	98.1%	- 3.8%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.8	2.7	+ 237.5%	--	--	--

* 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



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

