

Local Market Update for October 2024

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



87106

Single-Family Detached	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	17	29	+ 70.6%	209	240	+ 14.8%
Pending Sales	14	16	+ 14.3%	172	181	+ 5.2%
Closed Sales	18	21	+ 16.7%	165	173	+ 4.8%
Days on Market Until Sale	19	48	+ 152.6%	25	32	+ 28.0%
Median Sales Price*	\$364,500	\$395,000	+ 8.4%	\$380,000	\$399,000	+ 5.0%
Average Sales Price*	\$359,959	\$388,904	+ 8.0%	\$401,267	\$418,556	+ 4.3%
Percent of List Price Received*	99.9%	97.0%	- 2.9%	99.1%	98.7%	- 0.4%
Inventory of Homes for Sale	25	47	+ 88.0%	--	--	--
Months Supply of Inventory	1.5	2.7	+ 80.0%	--	--	--

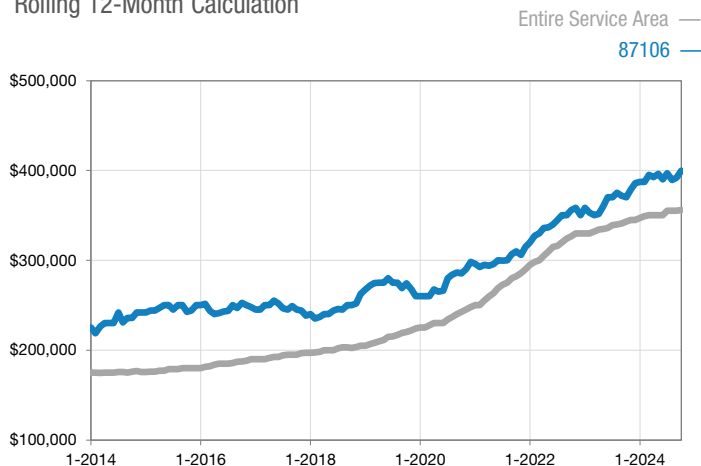
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	1	4	+ 300.0%	33	29	- 12.1%
Pending Sales	2	3	+ 50.0%	31	19	- 38.7%
Closed Sales	3	1	- 66.7%	29	16	- 44.8%
Days on Market Until Sale	50	73	+ 46.0%	29	28	- 3.4%
Median Sales Price*	\$100,000	\$258,800	+ 158.8%	\$200,000	\$239,950	+ 20.0%
Average Sales Price*	\$155,500	\$258,800	+ 66.4%	\$199,648	\$245,981	+ 23.2%
Percent of List Price Received*	99.7%	96.7%	- 3.0%	99.5%	98.5%	- 1.0%
Inventory of Homes for Sale	4	6	+ 50.0%	--	--	--
Months Supply of Inventory	1.4	2.7	+ 92.9%	--	--	--

* 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.

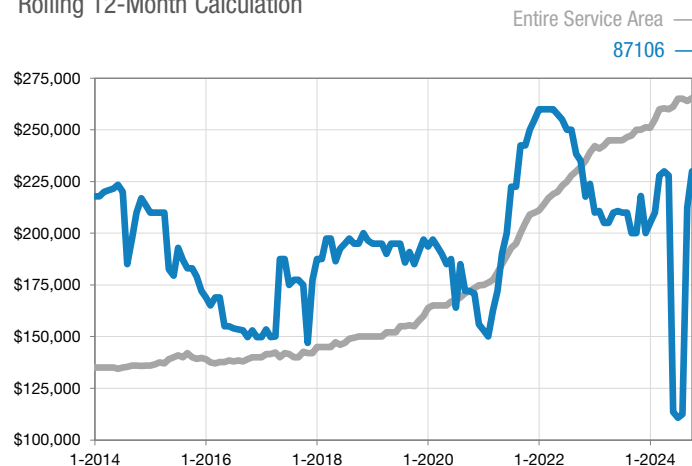
Median Sales Price - Single-Family Detached

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.