Local Market Update for October 2024

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

gaar

North of I-40 – 220

North of I-40, West of Golden, East of Sandia Mountains, NW of Gutierrez Canyon

Single-Family Detached

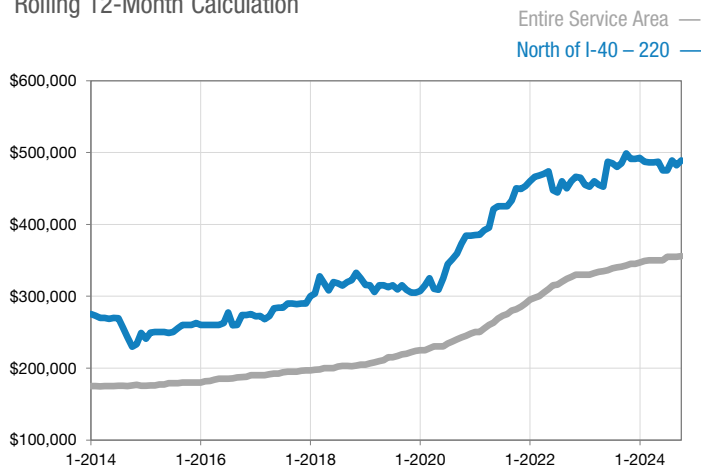| Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	9	12	+ 33.3%	125	133	+ 6.4%
Pending Sales	8	19	+ 137.5%	90	94	+ 4.4%
Closed Sales	10	11	+ 10.0%	87	78	- 10.3%
Days on Market Until Sale	29	50	+ 72.4%	31	44	+ 41.9%
Median Sales Price*	$591,500	$599,000	+ 1.3%	$523,000	$494,500	- 5.4%
Average Sales Price*	$614,775	$655,545	+ 6.6%	$575,059	$563,797	- 2.0%
Percent of List Price Received*	99.6%	98.3%	- 1.3%	98.7%	98.3%	- 0.4%
Inventory of Homes for Sale	23	35	+ 52.2%	--	--	--
Months Supply of Inventory	2.8	4.0	+ 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

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.
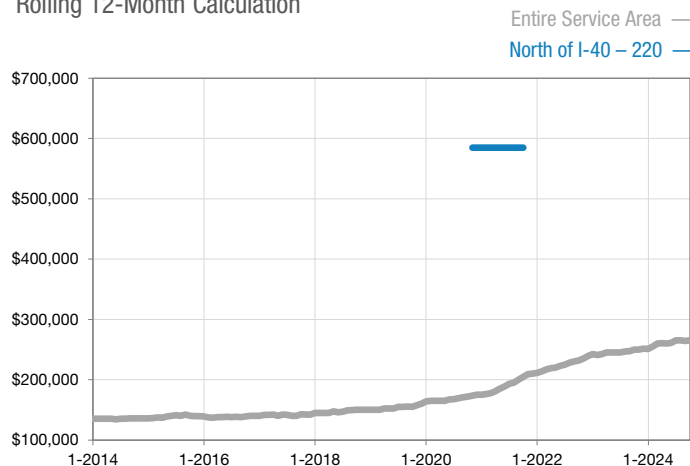
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
North of I-40 – 220 —

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

Entire Service Area —
North of I-40 – 220 —

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.