

Local Market Update for October 2024

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



Bosque Farms and Peralta – 710

North of Valencia Rd, South of Isleta Reservation, East of Rio Grande River, West of La Ladera Rd

| Single-Family Detached | October | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|--------------|----------------|
| Key Metrics | 2023 | 2024 | Percent Change | Thru 10-2023 | Thru 10-2024 | Percent Change |
| New Listings | 5 | 6 | + 20.0% | 47 | 58 | + 23.4% |
| Pending Sales | 2 | 5 | + 150.0% | 31 | 40 | + 29.0% |
| Closed Sales | 1 | 5 | + 400.0% | 34 | 36 | + 5.9% |
| Days on Market Until Sale | 11 | 10 | - 9.1% | 53 | 47 | - 11.3% |
| Median Sales Price* | \$495,000 | \$395,000 | - 20.2% | \$435,000 | \$474,250 | + 9.0% |
| Average Sales Price* | \$495,000 | \$458,000 | - 7.5% | \$441,523 | \$509,706 | + 15.4% |
| Percent of List Price Received* | 99.0% | 99.1% | + 0.1% | 97.5% | 98.3% | + 0.8% |
| Inventory of Homes for Sale | 11 | 16 | + 45.5% | -- | -- | -- |
| Months Supply of Inventory | 3.6 | 3.7 | + 2.8% | -- | -- | -- |

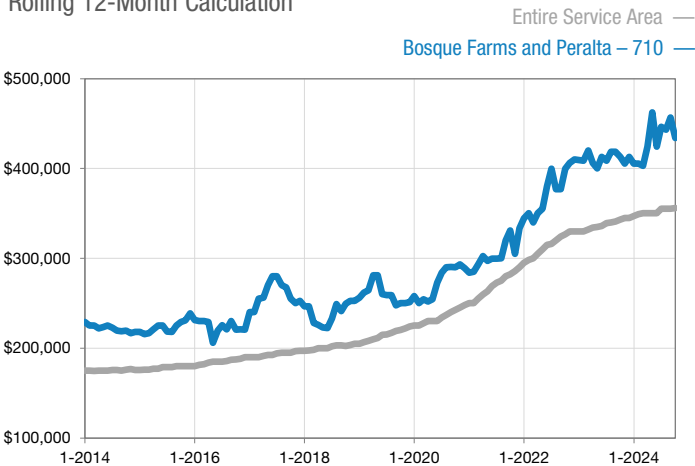
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | October | | | Year to Date | | |
|---------------------------------|---------|------|----------------|--------------|--------------|----------------|
| Key Metrics | 2023 | 2024 | Percent Change | Thru 10-2023 | Thru 10-2024 | Percent Change |
| New Listings | 0 | 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.

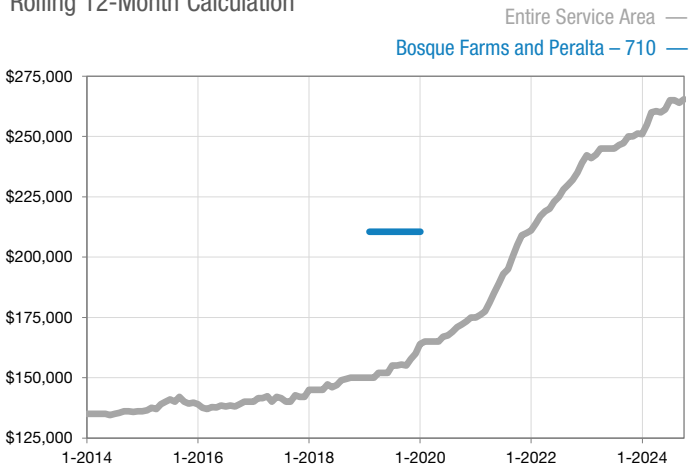
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.