

Local Market Update for October 2024

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



Uptown – 41

East of I-25, South of Montgomery Blvd NE, West of Wyoming Blvd NE, North of I-40

Single-Family Detached	October			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	32	22	- 31.3%	259	312	+ 20.5%
Pending Sales	8	27	+ 237.5%	234	253	+ 8.1%
Closed Sales	25	26	+ 4.0%	246	236	- 4.1%
Days on Market Until Sale	16	20	+ 25.0%	19	21	+ 10.5%
Median Sales Price*	\$295,000	\$302,500	+ 2.5%	\$300,000	\$315,000	+ 5.0%
Average Sales Price*	\$311,618	\$309,462	- 0.7%	\$307,279	\$328,106	+ 6.8%
Percent of List Price Received*	100.0%	97.2%	- 2.8%	99.6%	99.2%	- 0.4%
Inventory of Homes for Sale	31	48	+ 54.8%	--	--	--
Months Supply of Inventory	1.4	2.0	+ 42.9%	--	--	--

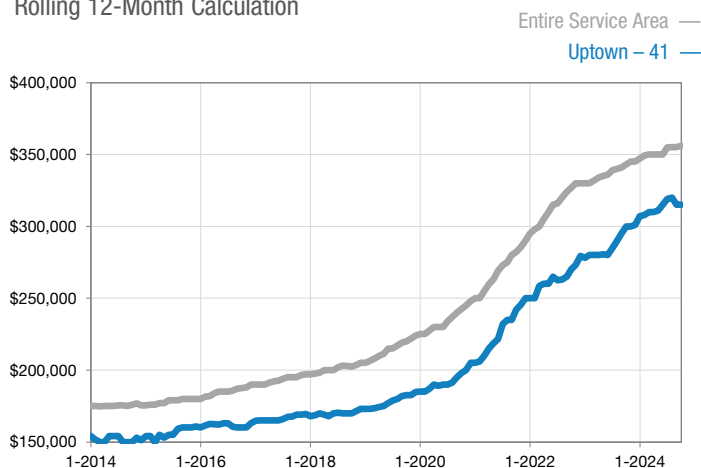
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	3	3	0.0%	56	55	- 1.8%
Pending Sales	2	6	+ 200.0%	48	36	- 25.0%
Closed Sales	6	2	- 66.7%	45	30	- 33.3%
Days on Market Until Sale	20	14	- 30.0%	10	20	+ 100.0%
Median Sales Price*	\$138,700	\$358,400	+ 158.4%	\$150,000	\$177,000	+ 18.0%
Average Sales Price*	\$151,567	\$358,400	+ 136.5%	\$166,371	\$203,593	+ 22.4%
Percent of List Price Received*	99.9%	98.4%	- 1.5%	99.1%	97.8%	- 1.3%
Inventory of Homes for Sale	7	13	+ 85.7%	--	--	--
Months Supply of Inventory	1.6	3.7	+ 131.3%	--	--	--

* 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.

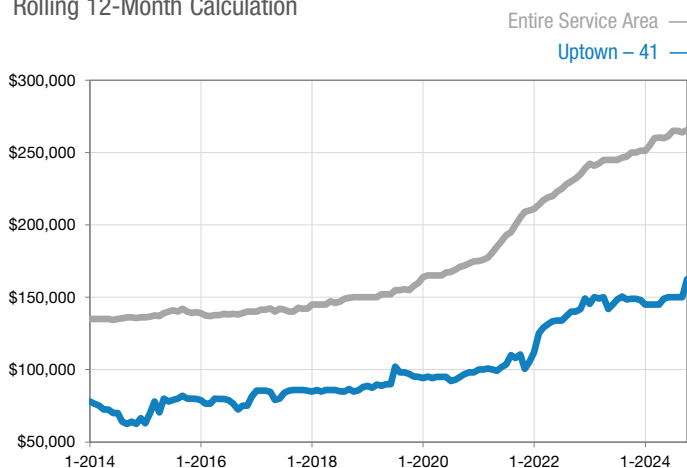
Median Sales Price - Single-Family Detached

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.