Local Market Update for October 2024

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

**gaar**

87113

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%	144	142	- 1.4%
Pending Sales	5	11	+ 120.0%	109	113	+ 3.7%
Closed Sales	7	11	+ 57.1%	107	107	0.0%
Days on Market Until Sale	10	17	+ 70.0%	14	29	+ 107.1%
Median Sales Price*	$475,000	$489,000	+ 2.9%	$463,500	$473,160	+ 2.1%
Average Sales Price*	$698,929	$557,273	- 20.3%	$499,273	$556,672	+ 11.5%
Percent of List Price Received*	98.8%	98.9%	+ 0.1%	100.5%	99.3%	- 1.2%
Inventory of Homes for Sale	21	26	+ 23.8%	--	--	--
Months Supply of Inventory	2.0	2.4	+ 20.0%	--	--	--

* 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

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	4	1	- 75.0%	17	19	+ 11.8%
Pending Sales	2	0	- 100.0%	14	18	+ 28.6%
Closed Sales	0	2	--	11	18	+ 63.6%
Days on Market Until Sale	--	8	--	9	4	- 55.6%
Median Sales Price*	--	$210,000	--	$251,300	$250,000	- 0.5%
Average Sales Price*	--	$210,000	--	$248,891	$240,572	- 3.3%
Percent of List Price Received*	--	97.7%	--	99.2%	100.7%	+ 1.5%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.6	0.5	- 16.7%	--	--	--

* 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 —
87113 —
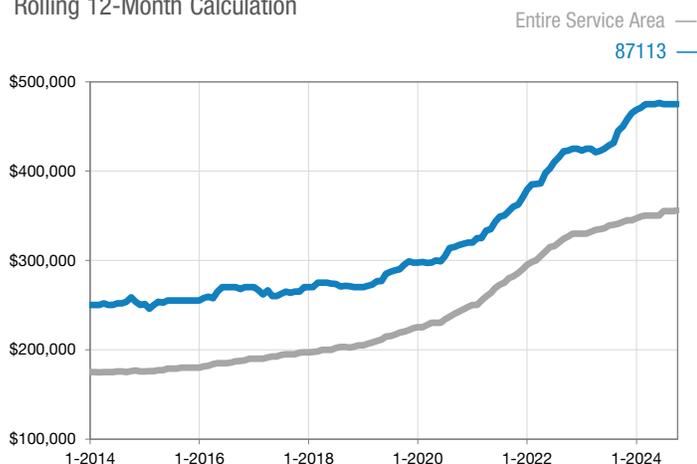
Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
87113 —
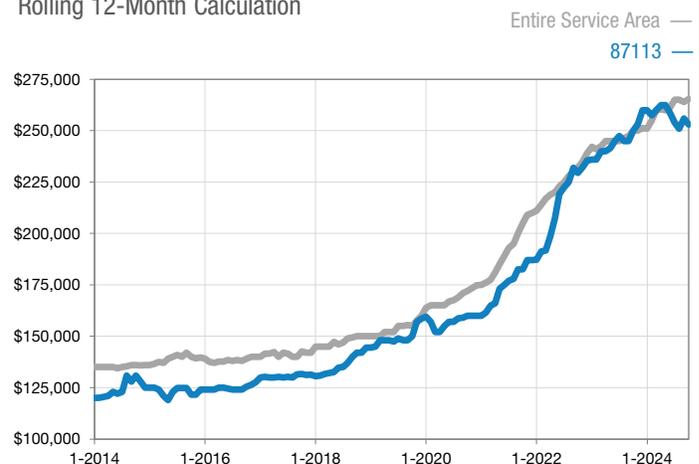
A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Current as of November 5, 2024. All data from the Southwest Multiple Listing Service. Report © 2024 ShowingTime Plus, LLC.