

Local Market Update for October 2024

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



Foothills South – 51

East of Tramway Blvd to mountains, South of Montgomery 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	20	15	- 25.0%	143	182	+ 27.3%
Pending Sales	14	10	- 28.6%	122	144	+ 18.0%
Closed Sales	9	18	+ 100.0%	123	143	+ 16.3%
Days on Market Until Sale	13	28	+ 115.4%	21	22	+ 4.8%
Median Sales Price*	\$415,000	\$460,000	+ 10.8%	\$450,876	\$450,500	- 0.1%
Average Sales Price*	\$392,764	\$476,028	+ 21.2%	\$462,615	\$473,695	+ 2.4%
Percent of List Price Received*	98.2%	98.5%	+ 0.3%	99.8%	99.1%	- 0.7%
Inventory of Homes for Sale	20	31	+ 55.0%	--	--	--
Months Supply of Inventory	1.6	2.2	+ 37.5%	--	--	--

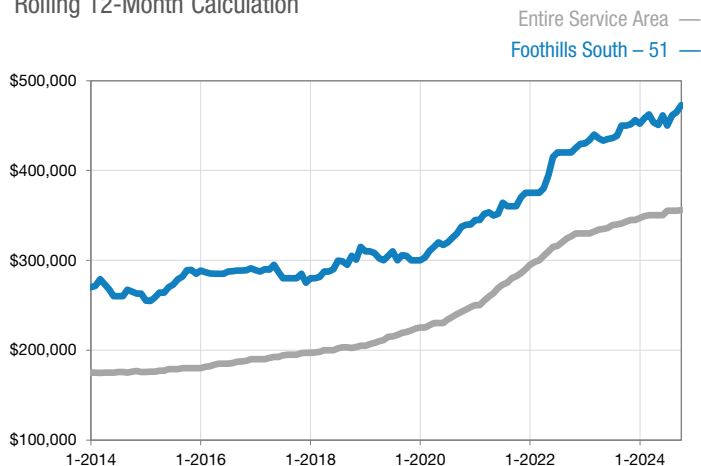
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	4	5	+ 25.0%	34	34	0.0%
Pending Sales	4	4	0.0%	29	32	+ 10.3%
Closed Sales	1	5	+ 400.0%	31	28	- 9.7%
Days on Market Until Sale	21	15	- 28.6%	16	15	- 6.3%
Median Sales Price*	\$265,000	\$345,000	+ 30.2%	\$260,000	\$273,500	+ 5.2%
Average Sales Price*	\$265,000	\$330,800	+ 24.8%	\$268,373	\$289,661	+ 7.9%
Percent of List Price Received*	98.5%	100.0%	+ 1.5%	100.8%	98.0%	- 2.8%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	0.6	1.1	+ 83.3%	--	--	--

* 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.

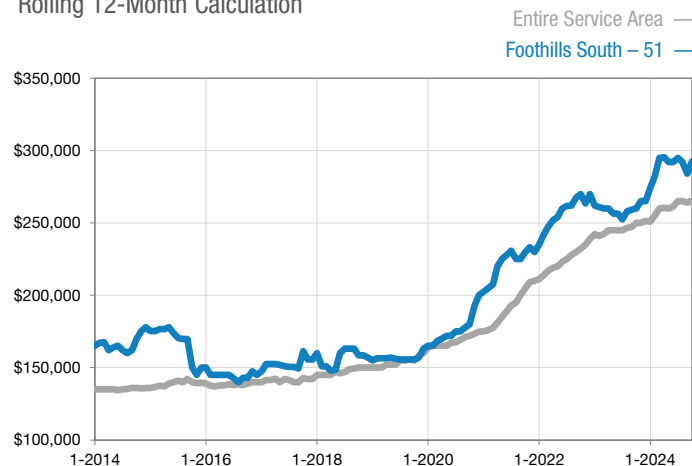
Median Sales Price - Single-Family Detached

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.