

Local Market Update for October 2024

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



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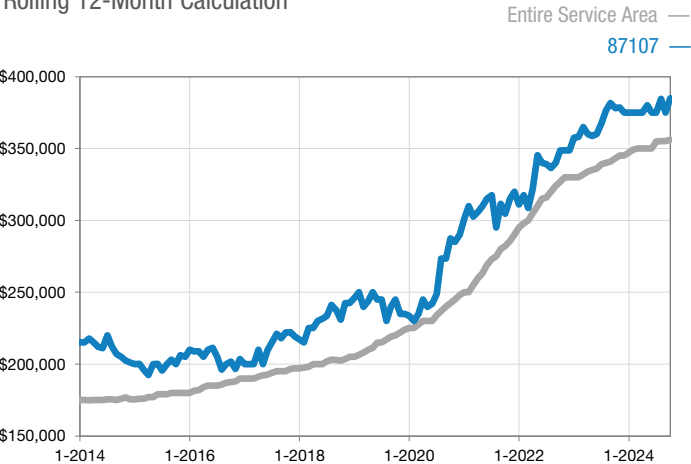
Single-Family Detached	October			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	28	28	0.0%	226	233	+ 3.1%
Pending Sales	20	20	0.0%	173	184	+ 6.4%
Closed Sales	18	15	- 16.7%	166	172	+ 3.6%
Days on Market Until Sale	49	25	- 49.0%	49	42	- 14.3%
Median Sales Price*	\$381,250	\$530,000	+ 39.0%	\$382,000	\$389,744	+ 2.0%
Average Sales Price*	\$508,878	\$543,123	+ 6.7%	\$525,230	\$549,936	+ 4.7%
Percent of List Price Received*	95.8%	98.4%	+ 2.7%	98.1%	98.3%	+ 0.2%
Inventory of Homes for Sale	52	47	- 9.6%	--	--	--
Months Supply of Inventory	3.2	2.8	- 12.5%	--	--	--

* 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.

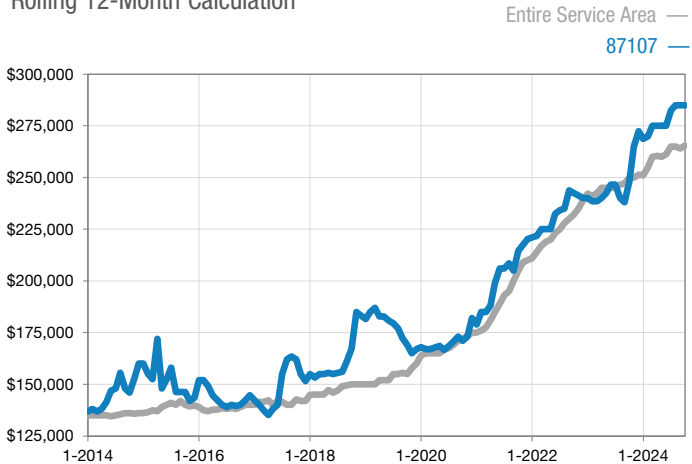
Single-Family Attached	October			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	9	4	- 55.6%	45	50	+ 11.1%
Pending Sales	5	5	0.0%	39	39	0.0%
Closed Sales	7	4	- 42.9%	38	41	+ 7.9%
Days on Market Until Sale	144	31	- 78.5%	61	34	- 44.3%
Median Sales Price*	\$282,500	\$288,200	+ 2.0%	\$265,000	\$283,000	+ 6.8%
Average Sales Price*	\$295,298	\$336,419	+ 13.9%	\$261,149	\$305,789	+ 17.1%
Percent of List Price Received*	101.7%	97.1%	- 4.5%	101.6%	97.4%	- 4.1%
Inventory of Homes for Sale	12	5	- 58.3%	--	--	--
Months Supply of Inventory	3.3	1.2	- 63.6%	--	--	--

* 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.