

Local Market Update for October 2024

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



Near North Valley – 101

East of Rio Grande River, South of Montgomery Blvd NE / Montano Rd NE, West of I-25, North of I-40

| Single-Family Detached | October | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|--------------|----------------|
| | 2023 | 2024 | Percent Change | Thru 10-2023 | Thru 10-2024 | Percent Change |
| New Listings | 22 | 30 | + 36.4% | 178 | 230 | + 29.2% |
| Pending Sales | 20 | 22 | + 10.0% | 135 | 172 | + 27.4% |
| Closed Sales | 15 | 15 | 0.0% | 125 | 158 | + 26.4% |
| Days on Market Until Sale | 29 | 31 | + 6.9% | 31 | 38 | + 22.6% |
| Median Sales Price* | \$249,900 | \$475,500 | + 90.3% | \$314,000 | \$343,000 | + 9.2% |
| Average Sales Price* | \$316,820 | \$487,700 | + 53.9% | \$355,941 | \$405,933 | + 14.0% |
| Percent of List Price Received* | 94.4% | 98.2% | + 4.0% | 98.9% | 98.3% | - 0.6% |
| Inventory of Homes for Sale | 36 | 50 | + 38.9% | -- | -- | -- |
| Months Supply of Inventory | 2.7 | 3.1 | + 14.8% | -- | -- | -- |

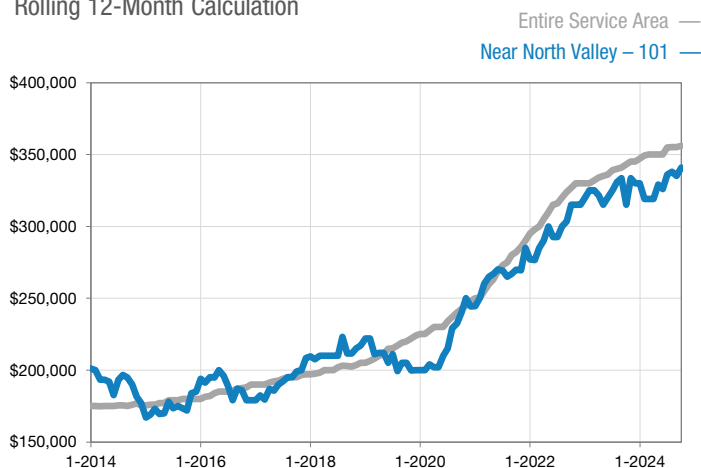
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | October | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|--------------|----------------|
| | 2023 | 2024 | Percent Change | Thru 10-2023 | Thru 10-2024 | Percent Change |
| New Listings | 10 | 6 | - 40.0% | 40 | 48 | + 20.0% |
| Pending Sales | 4 | 5 | + 25.0% | 35 | 41 | + 17.1% |
| Closed Sales | 8 | 3 | - 62.5% | 34 | 41 | + 20.6% |
| Days on Market Until Sale | 126 | 36 | - 71.4% | 66 | 35 | - 47.0% |
| Median Sales Price* | \$278,750 | \$332,400 | + 19.2% | \$275,000 | \$285,000 | + 3.6% |
| Average Sales Price* | \$289,011 | \$372,892 | + 29.0% | \$287,032 | \$318,020 | + 10.8% |
| Percent of List Price Received* | 102.5% | 97.9% | - 4.5% | 101.0% | 98.4% | - 2.6% |
| Inventory of Homes for Sale | 12 | 5 | - 58.3% | -- | -- | -- |
| Months Supply of Inventory | 3.8 | 1.2 | - 68.4% | -- | -- | -- |

* 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.

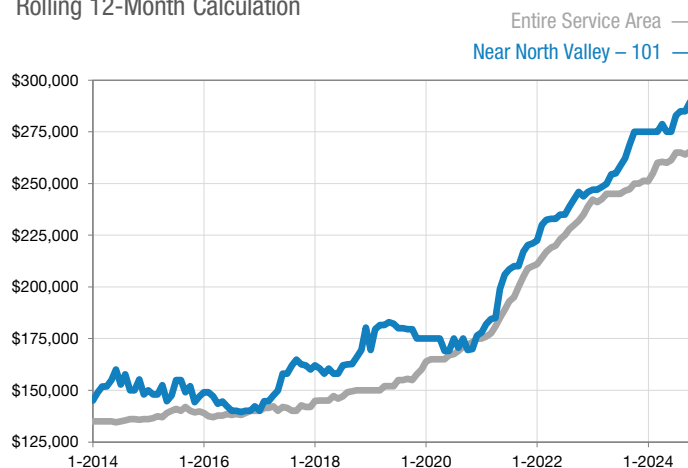
Median Sales Price - Single-Family Detached

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.