

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	11	14	+ 27.3%	132	133	+ 0.8%
Pending Sales	4	12	+ 200.0%	99	85	- 14.1%
Closed Sales	5	9	+ 80.0%	103	79	- 23.3%
Days on Market Until Sale	26	38	+ 46.2%	27	31	+ 14.8%
Median Sales Price*	\$340,000	\$230,000	- 32.4%	\$250,000	\$260,000	+ 4.0%
Average Sales Price*	\$322,300	\$252,211	- 21.7%	\$268,395	\$258,373	- 3.7%
Percent of List Price Received*	99.7%	97.8%	- 1.9%	99.5%	97.2%	- 2.3%
Inventory of Homes for Sale	21	34	+ 61.9%	--	--	--
Months Supply of Inventory	2.2	4.0	+ 81.8%	--	--	--

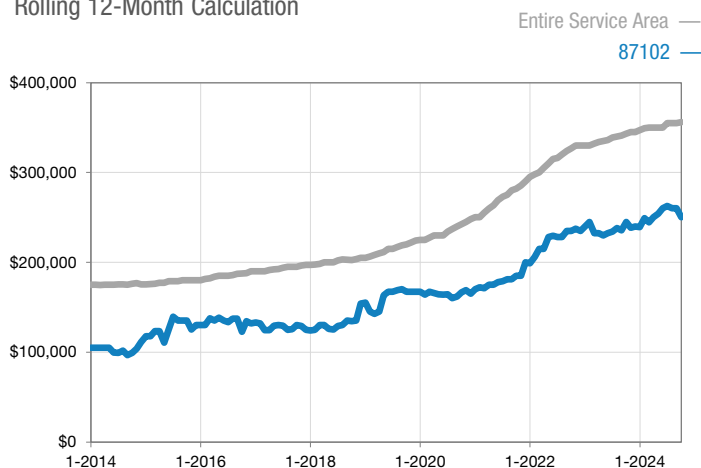
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	6	10	+ 66.7%	68	57	- 16.2%
Pending Sales	4	4	0.0%	58	42	- 27.6%
Closed Sales	5	4	- 20.0%	55	39	- 29.1%
Days on Market Until Sale	21	82	+ 290.5%	33	63	+ 90.9%
Median Sales Price*	\$300,000	\$242,000	- 19.3%	\$300,000	\$265,000	- 11.7%
Average Sales Price*	\$264,400	\$258,850	- 2.1%	\$286,620	\$270,187	- 5.7%
Percent of List Price Received*	96.2%	98.4%	+ 2.3%	98.2%	97.9%	- 0.3%
Inventory of Homes for Sale	12	15	+ 25.0%	--	--	--
Months Supply of Inventory	2.1	3.9	+ 85.7%	--	--	--

* 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.

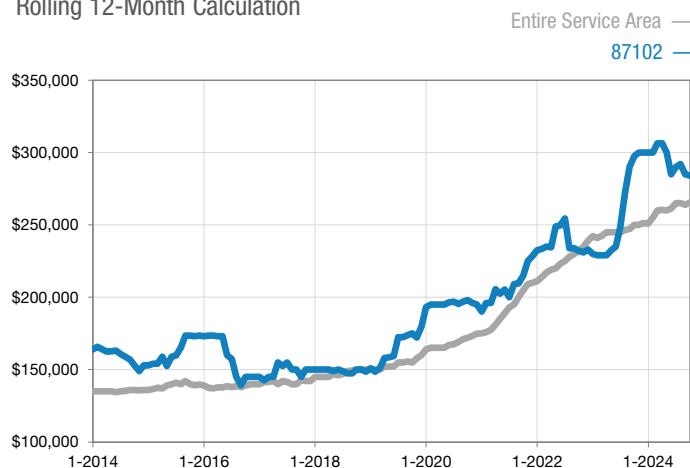
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.