

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
Key Metrics						
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%	--	--	--

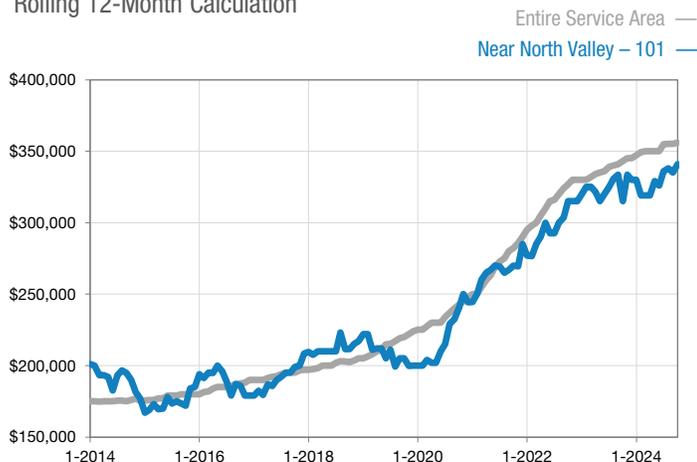
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
Key Metrics						
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.

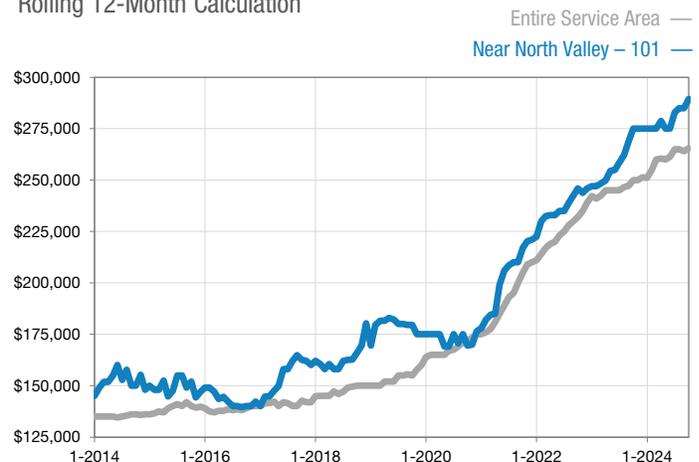
Median Sales Price - Single-Family Detached

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.