

Local Market Update for October 2024

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



Northwest Heights – 110

East of Paseo del Volcan, South of Paseo del Norte Blvd NE, West of Coors Blvd NW / Rio Grande River, North of Unser Blvd NW

Single-Family Detached	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	65	61	- 6.2%	611	645	+ 5.6%
Pending Sales	36	38	+ 5.6%	473	487	+ 3.0%
Closed Sales	37	40	+ 8.1%	474	480	+ 1.3%
Days on Market Until Sale	22	57	+ 159.1%	33	39	+ 18.2%
Median Sales Price*	\$392,510	\$463,500	+ 18.1%	\$410,000	\$425,000	+ 3.7%
Average Sales Price*	\$451,302	\$466,208	+ 3.3%	\$446,774	\$456,745	+ 2.2%
Percent of List Price Received*	98.3%	98.9%	+ 0.6%	99.7%	99.1%	- 0.6%
Inventory of Homes for Sale	112	114	+ 1.8%	--	--	--
Months Supply of Inventory	2.5	2.5	0.0%	--	--	--

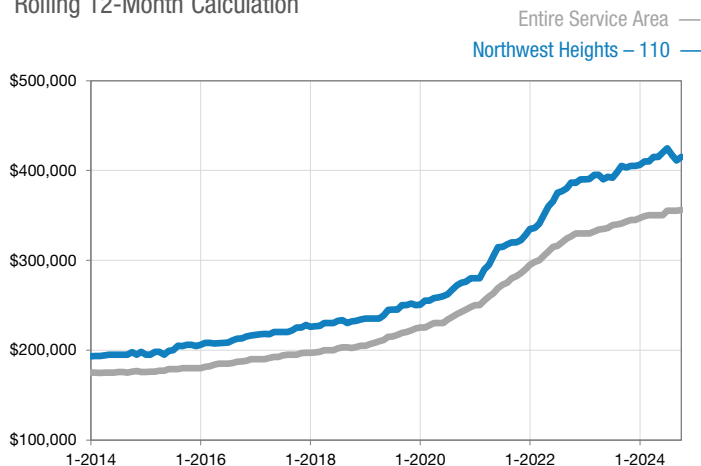
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	4	4	0.0%	32	33	+ 3.1%
Pending Sales	5	5	0.0%	31	30	- 3.2%
Closed Sales	4	3	- 25.0%	27	26	- 3.7%
Days on Market Until Sale	8	39	+ 387.5%	25	25	0.0%
Median Sales Price*	\$250,000	\$315,000	+ 26.0%	\$375,000	\$270,000	- 28.0%
Average Sales Price*	\$296,000	\$336,667	+ 13.7%	\$348,265	\$331,423	- 4.8%
Percent of List Price Received*	100.6%	97.2%	- 3.4%	99.6%	98.5%	- 1.1%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.3	1.4	+ 366.7%	--	--	--

* 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.

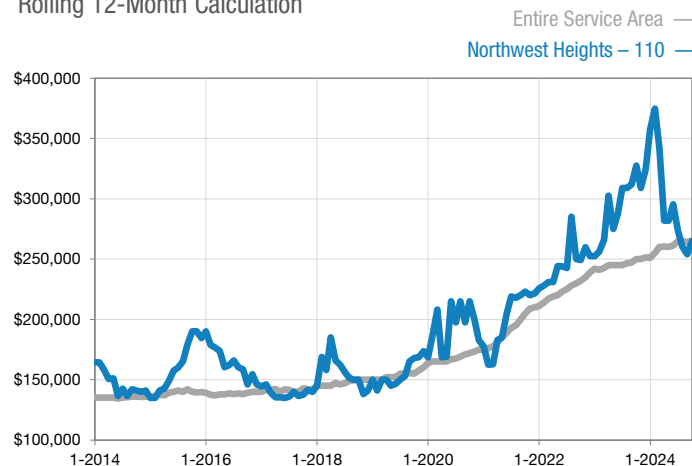
Median Sales Price - Single-Family Detached

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.