

# Local Market Update for October 2024

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



## 87105

Single-Family Detached	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	29	37	+ 27.6%	275	300	+ 9.1%
Pending Sales	18	23	+ 27.8%	228	244	+ 7.0%
Closed Sales	23	31	+ 34.8%	238	235	- 1.3%
Days on Market Until Sale	24	52	+ 116.7%	26	30	+ 15.4%
Median Sales Price*	\$292,000	\$289,000	- 1.0%	\$285,000	\$273,100	- 4.2%
Average Sales Price*	\$289,270	\$387,526	+ 34.0%	\$304,923	\$312,319	+ 2.4%
Percent of List Price Received*	97.8%	97.6%	- 0.2%	98.7%	98.7%	0.0%
Inventory of Homes for Sale	41	51	+ 24.4%	--	--	--
Months Supply of Inventory	1.8	2.2	+ 22.2%	--	--	--

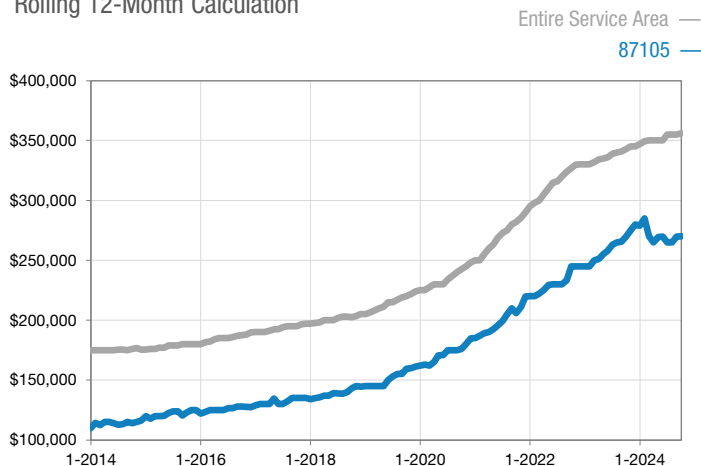
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	3	1	- 66.7%	18	16	- 11.1%
Pending Sales	3	0	- 100.0%	15	11	- 26.7%
Closed Sales	2	0	- 100.0%	12	11	- 8.3%
Days on Market Until Sale	17	--	--	19	19	0.0%
Median Sales Price*	\$226,000	--	--	\$191,000	\$215,000	+ 12.6%
Average Sales Price*	\$226,000	--	--	\$197,829	\$210,273	+ 6.3%
Percent of List Price Received*	98.4%	--	--	98.7%	102.3%	+ 3.6%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	2.0	2.1	+ 5.0%	--	--	--

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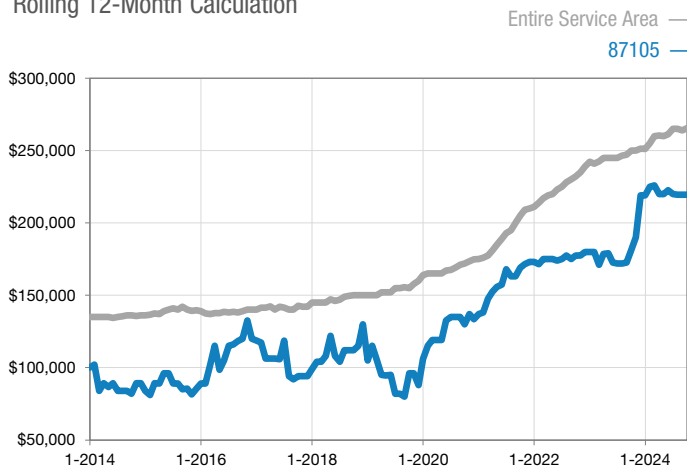
### Median Sales Price - Single-Family Detached

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.