

Local Market Update for October 2024

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



87031

Single-Family Detached	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
Key Metrics						
New Listings	40	54	+ 35.0%	641	653	+ 1.9%
Pending Sales	34	44	+ 29.4%	536	472	- 11.9%
Closed Sales	48	54	+ 12.5%	531	448	- 15.6%
Days on Market Until Sale	44	52	+ 18.2%	53	49	- 7.5%
Median Sales Price*	\$299,495	\$338,000	+ 12.9%	\$300,000	\$321,790	+ 7.3%
Average Sales Price*	\$307,294	\$374,785	+ 22.0%	\$317,418	\$348,045	+ 9.6%
Percent of List Price Received*	98.9%	98.5%	- 0.4%	99.1%	98.9%	- 0.2%
Inventory of Homes for Sale	123	156	+ 26.8%	--	--	--
Months Supply of Inventory	2.5	3.5	+ 40.0%	--	--	--

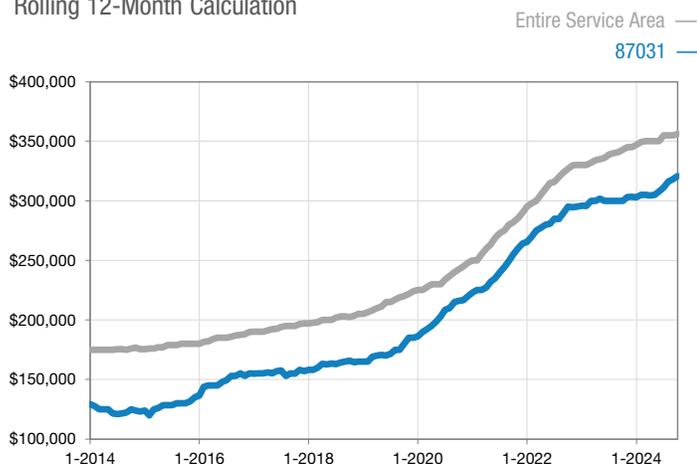
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
Key Metrics						
New Listings	5	4	- 20.0%	23	15	- 34.8%
Pending Sales	3	2	- 33.3%	14	14	0.0%
Closed Sales	1	1	0.0%	11	13	+ 18.2%
Days on Market Until Sale	5	15	+ 200.0%	3	18	+ 500.0%
Median Sales Price*	\$230,000	\$394,000	+ 71.3%	\$230,000	\$240,000	+ 4.3%
Average Sales Price*	\$230,000	\$394,000	+ 71.3%	\$234,455	\$254,177	+ 8.4%
Percent of List Price Received*	102.2%	95.0%	- 7.0%	103.2%	99.7%	- 3.4%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.3	0.5	- 61.5%	--	--	--

* 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.

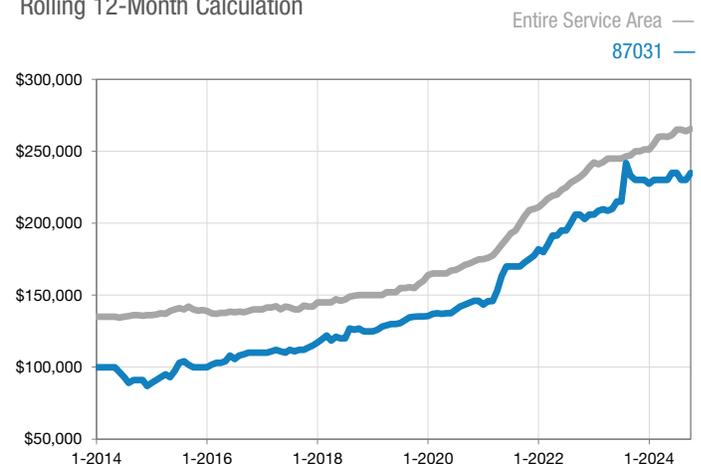
Median Sales Price - Single-Family Detached

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.