

Local Market Update for October 2024

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



Academy West – 32

East of I-25, South of Paseo del Norte Blvd NE, West of Wyoming Blvd NE, North of Montgomery Blvd NE

Single-Family Detached	October			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	15	17	+ 13.3%	151	145	- 4.0%
Pending Sales	12	19	+ 58.3%	141	110	- 22.0%
Closed Sales	11	6	- 45.5%	134	105	- 21.6%
Days on Market Until Sale	17	9	- 47.1%	18	22	+ 22.2%
Median Sales Price*	\$349,900	\$398,500	+ 13.9%	\$372,500	\$375,000	+ 0.7%
Average Sales Price*	\$367,073	\$426,483	+ 16.2%	\$391,989	\$400,433	+ 2.2%
Percent of List Price Received*	97.2%	99.6%	+ 2.5%	99.5%	99.5%	0.0%
Inventory of Homes for Sale	13	21	+ 61.5%	--	--	--
Months Supply of Inventory	1.0	2.0	+ 100.0%	--	--	--

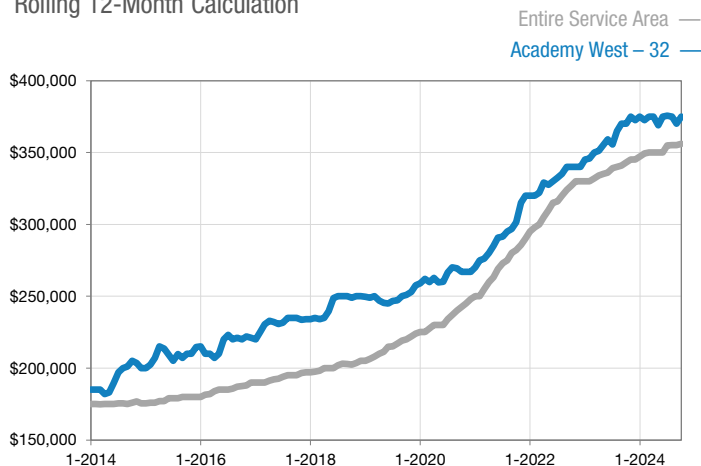
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	7	9	+ 28.6%	99	135	+ 36.4%
Pending Sales	7	6	- 14.3%	86	109	+ 26.7%
Closed Sales	7	7	0.0%	83	107	+ 28.9%
Days on Market Until Sale	17	24	+ 41.2%	16	22	+ 37.5%
Median Sales Price*	\$215,000	\$305,000	+ 41.9%	\$265,000	\$256,500	- 3.2%
Average Sales Price*	\$214,786	\$295,286	+ 37.5%	\$242,536	\$245,073	+ 1.0%
Percent of List Price Received*	98.3%	97.7%	- 0.6%	100.4%	98.5%	- 1.9%
Inventory of Homes for Sale	10	16	+ 60.0%	--	--	--
Months Supply of Inventory	1.3	1.6	+ 23.1%	--	--	--

* 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.

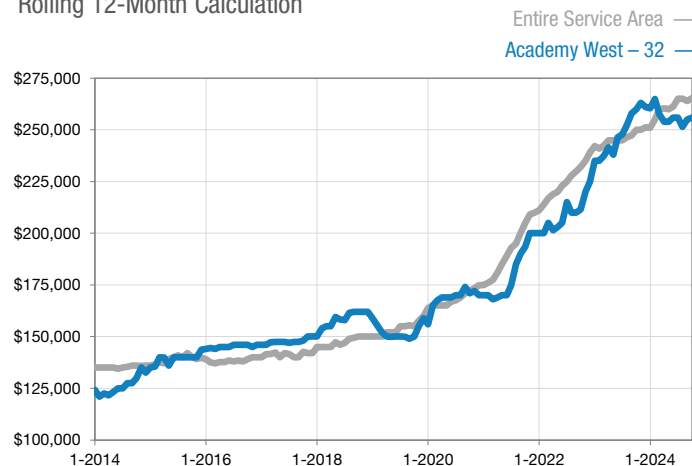
Median Sales Price - Single-Family Detached

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.