

Local Market Update for October 2024

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



87111

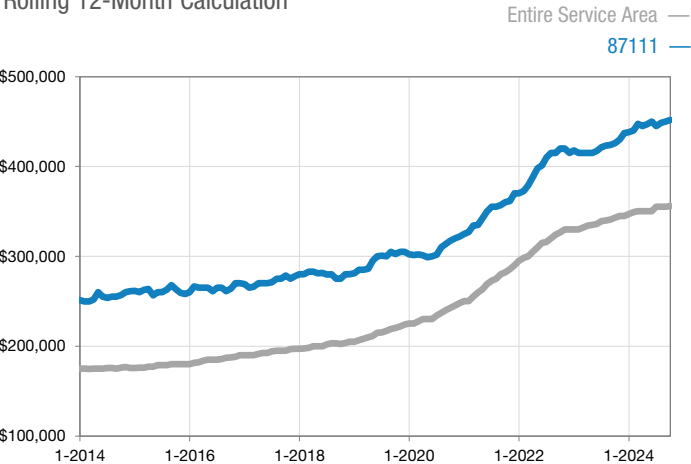
Single-Family Detached	October			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	44	52	+ 18.2%	539	569	+ 5.6%
Pending Sales	45	47	+ 4.4%	482	474	- 1.7%
Closed Sales	41	54	+ 31.7%	466	449	- 3.6%
Days on Market Until Sale	17	28	+ 64.7%	17	22	+ 29.4%
Median Sales Price*	\$403,000	\$448,750	+ 11.4%	\$435,000	\$450,000	+ 3.4%
Average Sales Price*	\$487,034	\$516,793	+ 6.1%	\$506,786	\$522,555	+ 3.1%
Percent of List Price Received*	99.9%	98.6%	- 1.3%	100.0%	99.3%	- 0.7%
Inventory of Homes for Sale	58	81	+ 39.7%	--	--	--
Months Supply of Inventory	1.3	1.9	+ 46.2%	--	--	--

* 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.

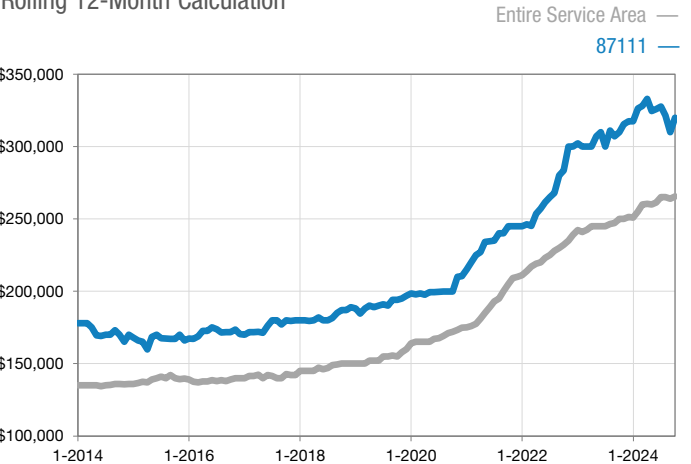
Single-Family Attached	October			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	15	17	+ 13.3%	134	159	+ 18.7%
Pending Sales	9	13	+ 44.4%	118	126	+ 6.8%
Closed Sales	11	14	+ 27.3%	120	118	- 1.7%
Days on Market Until Sale	11	29	+ 163.6%	10	19	+ 90.0%
Median Sales Price*	\$290,000	\$345,000	+ 19.0%	\$320,000	\$320,700	+ 0.2%
Average Sales Price*	\$316,186	\$378,984	+ 19.9%	\$305,015	\$322,522	+ 5.7%
Percent of List Price Received*	101.3%	99.2%	- 2.1%	100.7%	99.0%	- 1.7%
Inventory of Homes for Sale	18	27	+ 50.0%	--	--	--
Months Supply of Inventory	1.4	2.2	+ 57.1%	--	--	--

* 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.