

Local Market Update for October 2024

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



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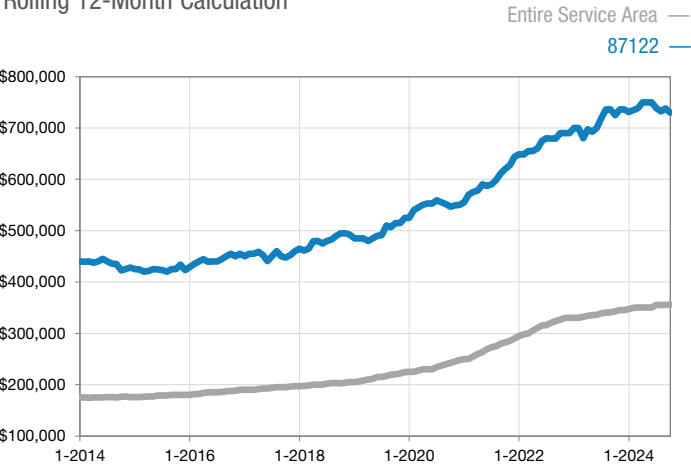
Single-Family Detached	October			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	34	24	- 29.4%	271	275	+ 1.5%
Pending Sales	24	20	- 16.7%	215	222	+ 3.3%
Closed Sales	22	19	- 13.6%	212	205	- 3.3%
Days on Market Until Sale	12	44	+ 266.7%	22	29	+ 31.8%
Median Sales Price*	\$760,971	\$665,000	- 12.6%	\$725,971	\$720,000	- 0.8%
Average Sales Price*	\$876,388	\$730,166	- 16.7%	\$809,516	\$800,558	- 1.1%
Percent of List Price Received*	98.6%	98.5%	- 0.1%	98.9%	98.7%	- 0.2%
Inventory of Homes for Sale	40	40	0.0%	--	--	--
Months Supply of Inventory	2.0	1.9	- 5.0%	--	--	--

* 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	3	0	- 100.0%	9	10	+ 11.1%
Pending Sales	3	0	- 100.0%	6	6	0.0%
Closed Sales	1	1	0.0%	5	7	+ 40.0%
Days on Market Until Sale	122	5	- 95.9%	27	22	- 18.5%
Median Sales Price*	\$300,000	\$315,000	+ 5.0%	\$300,900	\$370,000	+ 23.0%
Average Sales Price*	\$300,000	\$315,000	+ 5.0%	\$351,180	\$406,714	+ 15.8%
Percent of List Price Received*	84.7%	99.4%	+ 17.4%	105.4%	98.1%	- 6.9%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	1.6	2.1	+ 31.3%	--	--	--

* 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



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.

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

