

Local Market Update for October 2024

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



87120

Single-Family Detached	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
Key Metrics						
New Listings	77	70	- 9.1%	764	819	+ 7.2%
Pending Sales	51	48	- 5.9%	618	652	+ 5.5%
Closed Sales	53	61	+ 15.1%	617	641	+ 3.9%
Days on Market Until Sale	17	49	+ 188.2%	26	33	+ 26.9%
Median Sales Price*	\$360,000	\$385,000	+ 6.9%	\$365,000	\$384,000	+ 5.2%
Average Sales Price*	\$409,940	\$419,506	+ 2.3%	\$413,226	\$424,762	+ 2.8%
Percent of List Price Received*	98.5%	98.8%	+ 0.3%	99.8%	99.2%	- 0.6%
Inventory of Homes for Sale	111	132	+ 18.9%	--	--	--
Months Supply of Inventory	1.9	2.1	+ 10.5%	--	--	--

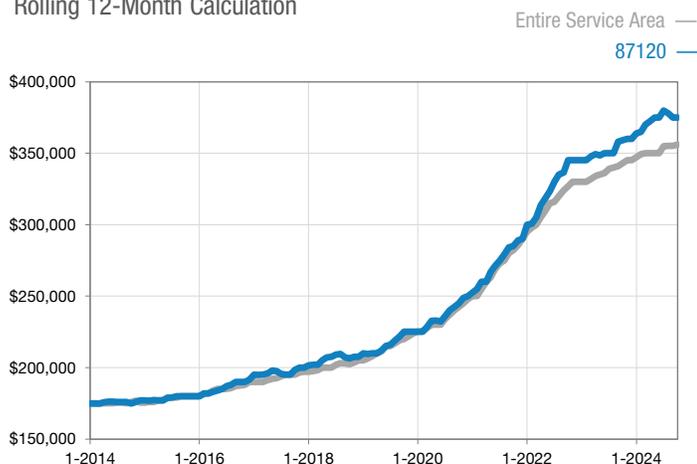
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
Key Metrics						
New Listings	6	14	+ 133.3%	94	109	+ 16.0%
Pending Sales	9	10	+ 11.1%	98	93	- 5.1%
Closed Sales	8	9	+ 12.5%	100	86	- 14.0%
Days on Market Until Sale	6	18	+ 200.0%	17	13	- 23.5%
Median Sales Price*	\$241,000	\$270,000	+ 12.0%	\$245,000	\$255,000	+ 4.1%
Average Sales Price*	\$265,750	\$303,722	+ 14.3%	\$271,951	\$278,881	+ 2.5%
Percent of List Price Received*	101.4%	98.8%	- 2.6%	100.6%	99.4%	- 1.2%
Inventory of Homes for Sale	2	14	+ 600.0%	--	--	--
Months Supply of Inventory	0.2	1.6	+ 700.0%	--	--	--

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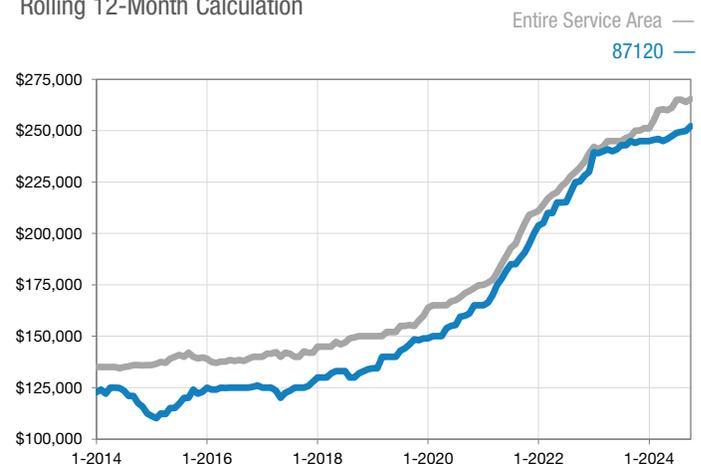
Median Sales Price - Single-Family Detached

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.