

Local Market Update for October 2024

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



Far Northeast Heights – 30

East of Wyoming Blvd NE, South of Paseo del Norte Blvd NE / San Antonio Dr NE, West of Tramway Blvd, North of Montgomery Blvd NE

Single-Family Detached	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
Key Metrics						
New Listings	30	38	+ 26.7%	387	389	+ 0.5%
Pending Sales	28	30	+ 7.1%	344	328	- 4.7%
Closed Sales	32	38	+ 18.8%	330	315	- 4.5%
Days on Market Until Sale	19	24	+ 26.3%	16	22	+ 37.5%
Median Sales Price*	\$417,450	\$477,500	+ 14.4%	\$451,550	\$460,000	+ 1.9%
Average Sales Price*	\$480,232	\$555,164	+ 15.6%	\$509,451	\$508,439	- 0.2%
Percent of List Price Received*	99.6%	97.9%	- 1.7%	100.2%	99.3%	- 0.9%
Inventory of Homes for Sale	45	51	+ 13.3%	--	--	--
Months Supply of Inventory	1.4	1.7	+ 21.4%	--	--	--

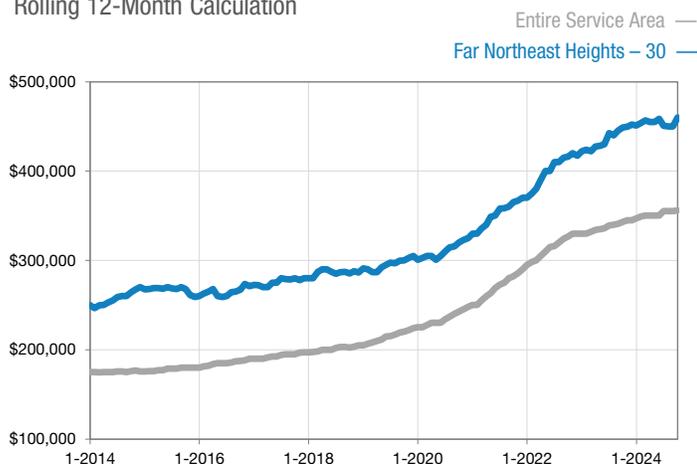
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
Key Metrics						
New Listings	9	13	+ 44.4%	89	109	+ 22.5%
Pending Sales	6	10	+ 66.7%	81	82	+ 1.2%
Closed Sales	8	6	- 25.0%	85	80	- 5.9%
Days on Market Until Sale	5	27	+ 440.0%	9	15	+ 66.7%
Median Sales Price*	\$334,500	\$334,500	0.0%	\$315,000	\$326,500	+ 3.7%
Average Sales Price*	\$328,006	\$365,667	+ 11.5%	\$316,833	\$325,400	+ 2.7%
Percent of List Price Received*	101.9%	99.9%	- 2.0%	100.8%	99.3%	- 1.5%
Inventory of Homes for Sale	9	18	+ 100.0%	--	--	--
Months Supply of Inventory	1.0	2.1	+ 110.0%	--	--	--

* 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.

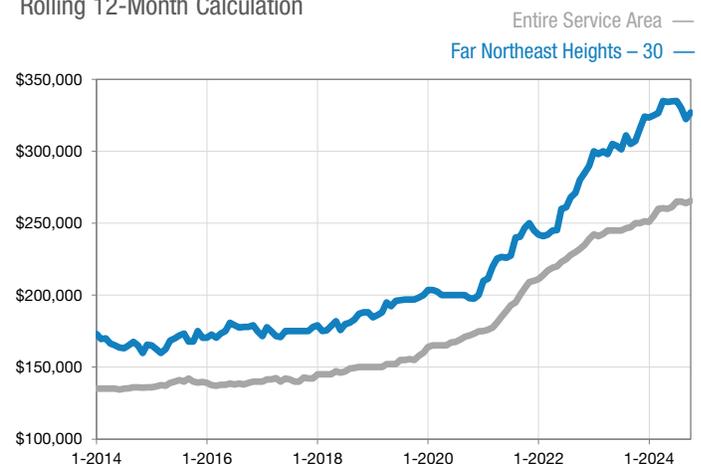
Median Sales Price - Single-Family Detached

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.