

# Local Market Update for October 2024

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



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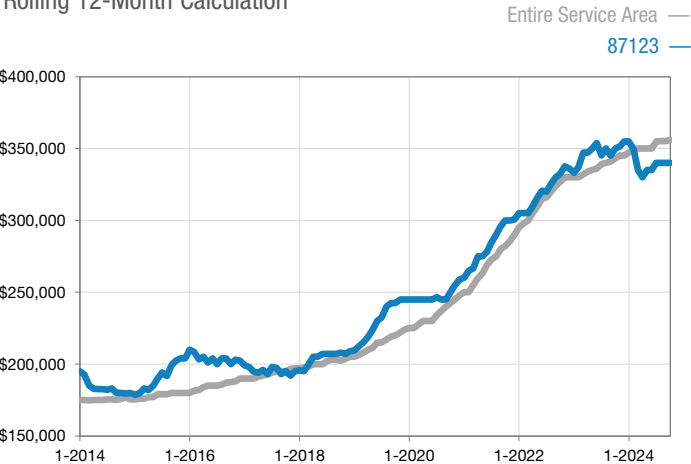
Single-Family Detached	October			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	40	48	+ 20.0%	367	433	+ 18.0%
Pending Sales	35	30	- 14.3%	309	339	+ 9.7%
Closed Sales	24	32	+ 33.3%	301	332	+ 10.3%
Days on Market Until Sale	21	26	+ 23.8%	21	22	+ 4.8%
Median Sales Price*	\$318,000	\$362,500	+ 14.0%	\$359,900	\$340,000	- 5.5%
Average Sales Price*	\$356,142	\$383,518	+ 7.7%	\$377,580	\$374,887	- 0.7%
Percent of List Price Received*	98.7%	99.4%	+ 0.7%	99.5%	99.0%	- 0.5%
Inventory of Homes for Sale	44	70	+ 59.1%	--	--	--
Months Supply of Inventory	1.5	2.1	+ 40.0%	--	--	--

\* 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.

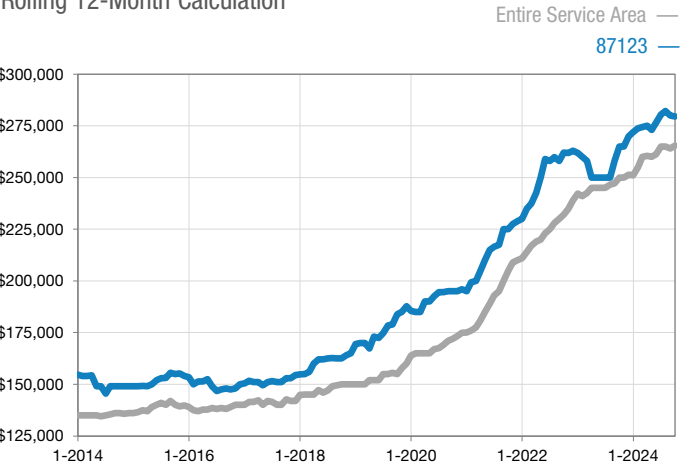
Single-Family Attached	October			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	5	11	+ 120.0%	87	88	+ 1.1%
Pending Sales	9	12	+ 33.3%	78	73	- 6.4%
Closed Sales	12	3	- 75.0%	77	64	- 16.9%
Days on Market Until Sale	14	29	+ 107.1%	10	15	+ 50.0%
Median Sales Price*	\$280,000	\$269,000	- 3.9%	\$268,500	\$280,000	+ 4.3%
Average Sales Price*	\$279,333	\$256,667	- 8.1%	\$265,881	\$289,227	+ 8.8%
Percent of List Price Received*	99.1%	100.2%	+ 1.1%	100.7%	100.3%	- 0.4%
Inventory of Homes for Sale	7	9	+ 28.6%	--	--	--
Months Supply of Inventory	0.9	1.3	+ 44.4%	--	--	--

\* 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.

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.