

# Local Market Update for October 2024

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



## 87105

Single-Family Detached	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
<b>Key Metrics</b>						
New Listings	29	<b>37</b>	+ 27.6%	275	<b>300</b>	+ 9.1%
Pending Sales	18	<b>23</b>	+ 27.8%	228	<b>244</b>	+ 7.0%
Closed Sales	23	<b>31</b>	+ 34.8%	238	<b>235</b>	- 1.3%
Days on Market Until Sale	24	<b>52</b>	+ 116.7%	26	<b>30</b>	+ 15.4%
Median Sales Price*	\$292,000	<b>\$289,000</b>	- 1.0%	\$285,000	<b>\$273,100</b>	- 4.2%
Average Sales Price*	\$289,270	<b>\$387,526</b>	+ 34.0%	\$304,923	<b>\$312,319</b>	+ 2.4%
Percent of List Price Received*	97.8%	<b>97.6%</b>	- 0.2%	98.7%	<b>98.7%</b>	0.0%
Inventory of Homes for Sale	41	<b>51</b>	+ 24.4%	--	--	--
Months Supply of Inventory	1.8	<b>2.2</b>	+ 22.2%	--	--	--

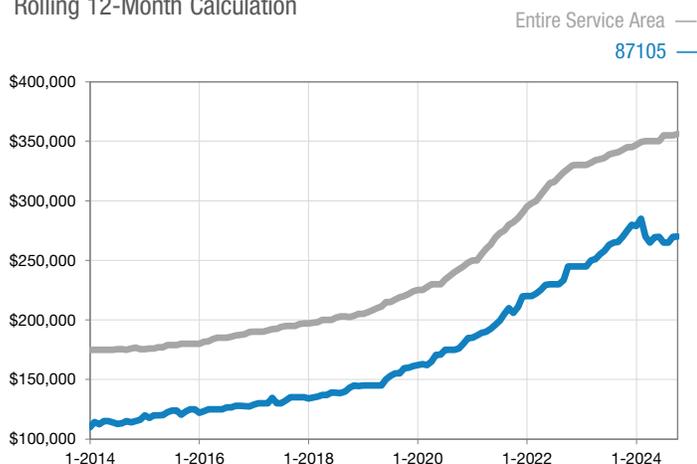
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
<b>Key Metrics</b>						
New Listings	3	<b>1</b>	- 66.7%	18	<b>16</b>	- 11.1%
Pending Sales	3	<b>0</b>	- 100.0%	15	<b>11</b>	- 26.7%
Closed Sales	2	<b>0</b>	- 100.0%	12	<b>11</b>	- 8.3%
Days on Market Until Sale	17	--	--	19	<b>19</b>	0.0%
Median Sales Price*	\$226,000	--	--	\$191,000	<b>\$215,000</b>	+ 12.6%
Average Sales Price*	\$226,000	--	--	\$197,829	<b>\$210,273</b>	+ 6.3%
Percent of List Price Received*	98.4%	--	--	98.7%	<b>102.3%</b>	+ 3.6%
Inventory of Homes for Sale	4	<b>4</b>	0.0%	--	--	--
Months Supply of Inventory	2.0	<b>2.1</b>	+ 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.

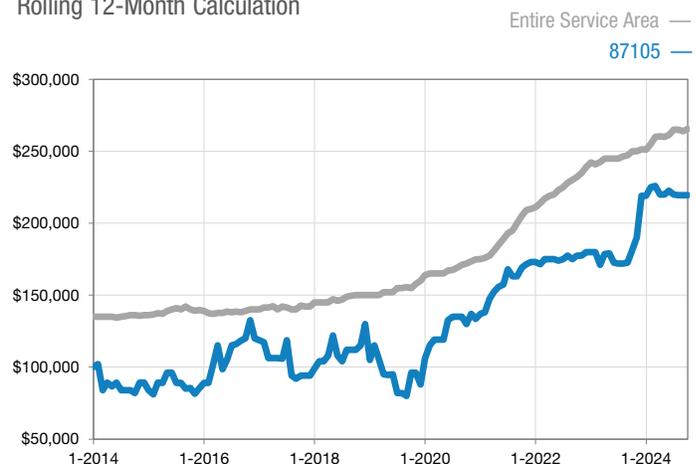
### Median Sales Price - Single-Family Detached

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.