

Local Market Update for September 2024

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



Northeast Heights – 50

East of Wyoming Blvd NE, South of Montgomery Blvd NE, West of Tramway Blvd, North of Central Ave

Single-Family Detached	September			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	62	89	+ 43.5%	572	637	+ 11.4%
Pending Sales	51	60	+ 17.6%	513	516	+ 0.6%
Closed Sales	62	44	- 29.0%	500	498	- 0.4%
Days on Market Until Sale	13	27	+ 107.7%	15	22	+ 46.7%
Median Sales Price*	\$300,000	\$316,750	+ 5.6%	\$295,000	\$300,000	+ 1.7%
Average Sales Price*	\$306,282	\$342,913	+ 12.0%	\$302,319	\$316,959	+ 4.8%
Percent of List Price Received*	99.2%	98.6%	- 0.6%	100.1%	99.2%	- 0.9%
Inventory of Homes for Sale	71	103	+ 45.1%	--	--	--
Months Supply of Inventory	1.3	1.9	+ 46.2%	--	--	--

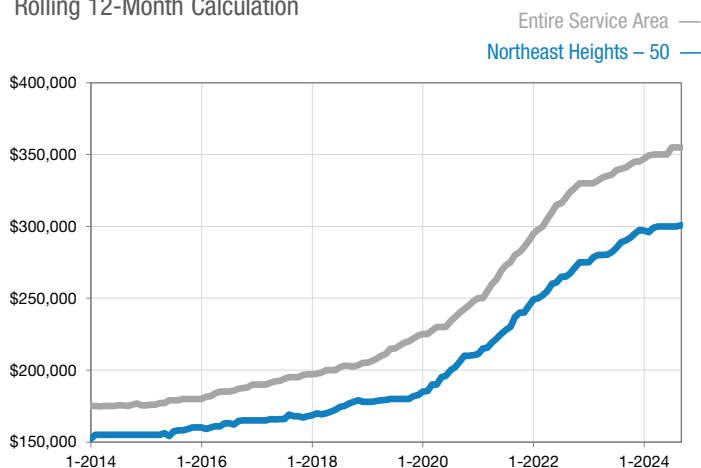
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	8	9	+ 12.5%	94	88	- 6.4%
Pending Sales	12	8	- 33.3%	82	74	- 9.8%
Closed Sales	10	10	0.0%	78	69	- 11.5%
Days on Market Until Sale	9	23	+ 155.6%	12	15	+ 25.0%
Median Sales Price*	\$272,500	\$267,500	- 1.8%	\$239,000	\$275,000	+ 15.1%
Average Sales Price*	\$269,350	\$262,450	- 2.6%	\$238,037	\$266,059	+ 11.8%
Percent of List Price Received*	101.3%	98.7%	- 2.6%	101.0%	100.3%	- 0.7%
Inventory of Homes for Sale	9	17	+ 88.9%	--	--	--
Months Supply of Inventory	1.1	2.3	+ 109.1%	--	--	--

* 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.

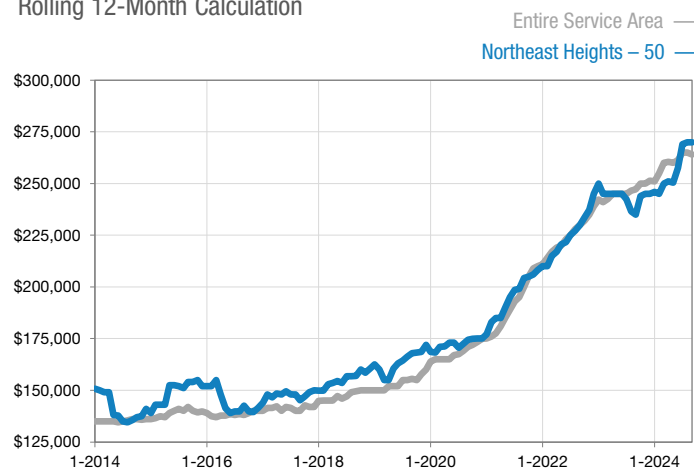
Median Sales Price - Single-Family Detached

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.