

Local Market Update for September 2024

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



87114

Single-Family Detached	September			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	93	76	- 18.3%	690	762	+ 10.4%
Pending Sales	58	58	0.0%	581	596	+ 2.6%
Closed Sales	65	43	- 33.8%	549	573	+ 4.4%
Days on Market Until Sale	24	38	+ 58.3%	23	28	+ 21.7%
Median Sales Price*	\$365,000	\$380,000	+ 4.1%	\$355,000	\$371,000	+ 4.5%
Average Sales Price*	\$444,518	\$410,773	- 7.6%	\$394,589	\$405,587	+ 2.8%
Percent of List Price Received*	99.1%	99.5%	+ 0.4%	100.0%	99.3%	- 0.7%
Inventory of Homes for Sale	109	118	+ 8.3%	--	--	--
Months Supply of Inventory	1.7	1.9	+ 11.8%	--	--	--

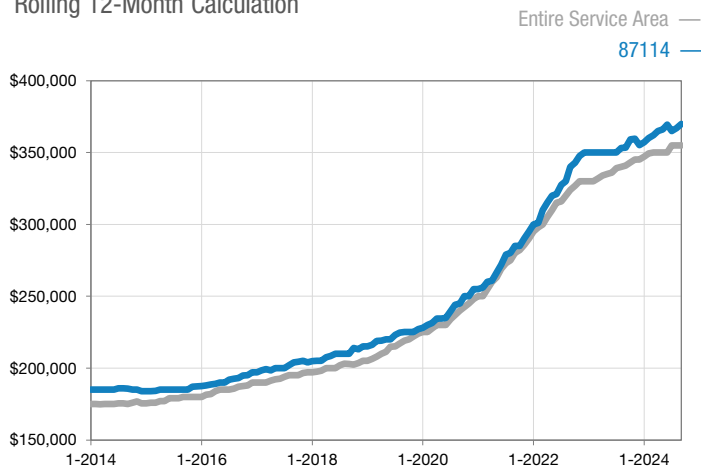
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	2	1	- 50.0%	21	21	0.0%
Pending Sales	3	3	0.0%	20	12	- 40.0%
Closed Sales	3	2	- 33.3%	18	11	- 38.9%
Days on Market Until Sale	17	21	+ 23.5%	18	14	- 22.2%
Median Sales Price*	\$285,000	\$162,750	- 42.9%	\$237,500	\$266,000	+ 12.0%
Average Sales Price*	\$287,000	\$162,750	- 43.3%	\$269,236	\$273,636	+ 1.6%
Percent of List Price Received*	99.7%	99.4%	- 0.3%	100.6%	101.1%	+ 0.5%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.4	1.7	+ 325.0%	--	--	--

* 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.

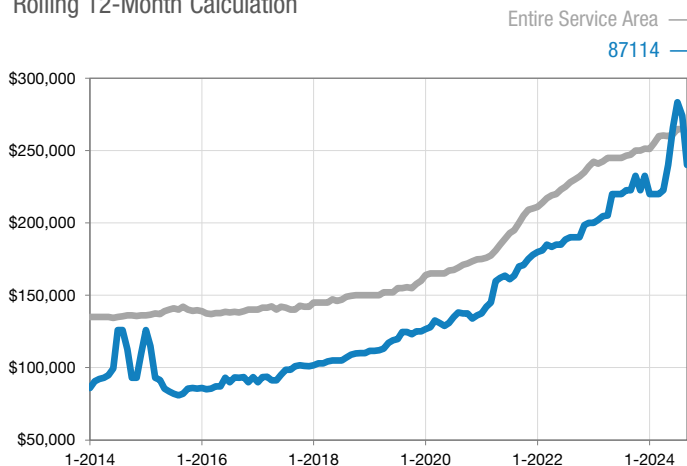
Median Sales Price - Single-Family Detached

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.