

Local Market Update for September 2024

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



87048

Single-Family Detached	September			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	11	16	+ 45.5%	98	110	+ 12.2%
Pending Sales	4	12	+ 200.0%	82	77	- 6.1%
Closed Sales	7	3	- 57.1%	78	67	- 14.1%
Days on Market Until Sale	33	56	+ 69.7%	53	51	- 3.8%
Median Sales Price*	\$599,000	\$500,000	- 16.5%	\$707,500	\$693,000	- 2.0%
Average Sales Price*	\$829,206	\$489,333	- 41.0%	\$809,185	\$756,824	- 6.5%
Percent of List Price Received*	98.2%	95.1%	- 3.2%	97.6%	98.5%	+ 0.9%
Inventory of Homes for Sale	22	32	+ 45.5%	--	--	--
Months Supply of Inventory	2.5	4.0	+ 60.0%	--	--	--

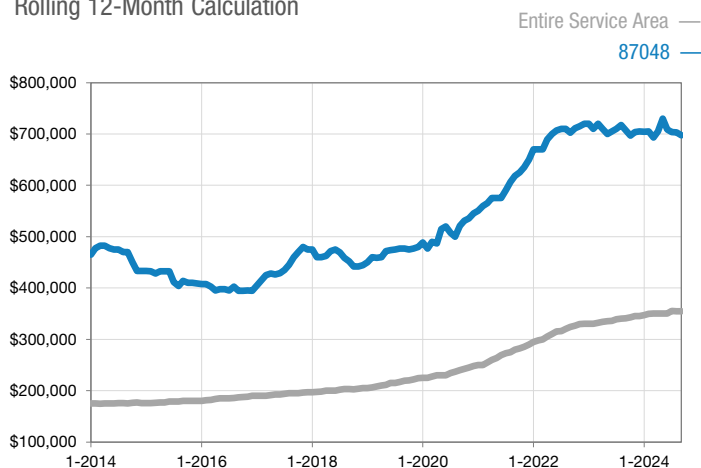
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	0	1	--	6	7	+ 16.7%
Pending Sales	0	1	--	3	4	+ 33.3%
Closed Sales	0	2	--	4	4	0.0%
Days on Market Until Sale	--	49	--	6	76	+ 1166.7%
Median Sales Price*	--	\$427,500	--	\$417,500	\$442,500	+ 6.0%
Average Sales Price*	--	\$427,500	--	\$416,250	\$447,500	+ 7.5%
Percent of List Price Received*	--	97.8%	--	99.6%	100.9%	+ 1.3%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.5	1.6	+ 6.7%	--	--	--

* 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.

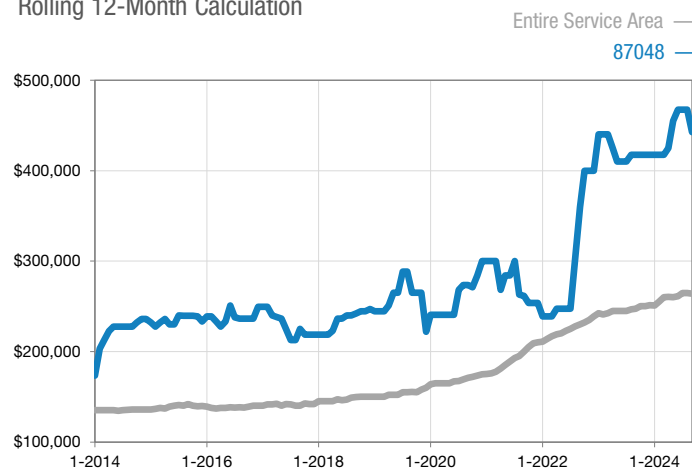
Median Sales Price - Single-Family Detached

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.