

Local Market Update for September 2024

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



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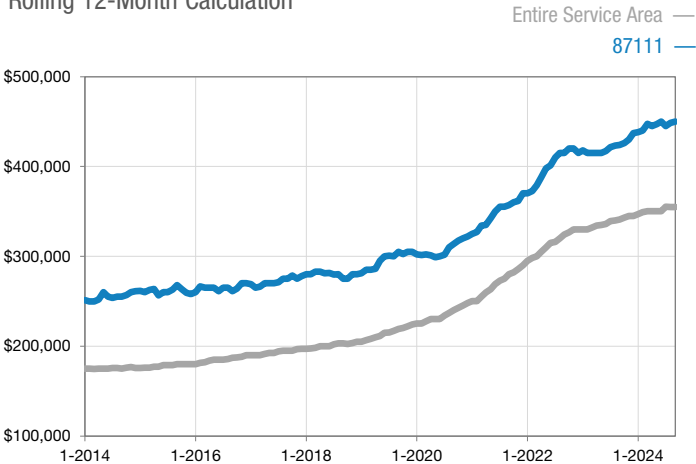
Single-Family Detached	September			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	53	58	+ 9.4%	495	515	+ 4.0%
Pending Sales	39	66	+ 69.2%	437	433	- 0.9%
Closed Sales	44	50	+ 13.6%	425	395	- 7.1%
Days on Market Until Sale	17	25	+ 47.1%	17	21	+ 23.5%
Median Sales Price*	\$404,000	\$468,750	+ 16.0%	\$437,000	\$450,000	+ 3.0%
Average Sales Price*	\$487,602	\$520,269	+ 6.7%	\$508,691	\$523,342	+ 2.9%
Percent of List Price Received*	99.3%	98.8%	- 0.5%	100.0%	99.4%	- 0.6%
Inventory of Homes for Sale	68	75	+ 10.3%	--	--	--
Months Supply of Inventory	1.5	1.7	+ 13.3%	--	--	--

* 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.

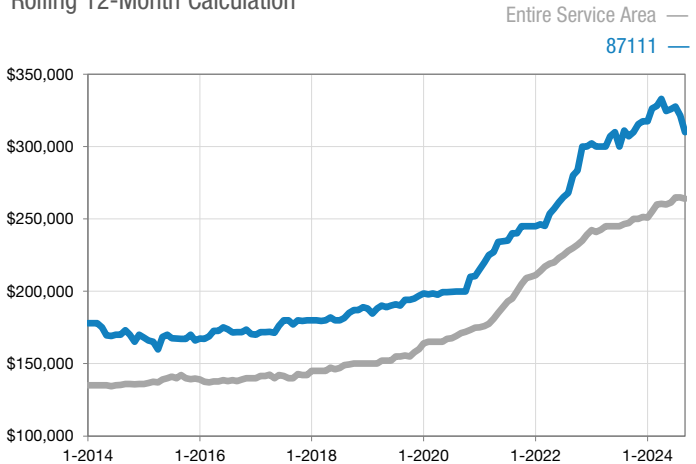
Single-Family Attached	September			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	13	17	+ 30.8%	119	142	+ 19.3%
Pending Sales	13	16	+ 23.1%	109	114	+ 4.6%
Closed Sales	7	13	+ 85.7%	109	104	- 4.6%
Days on Market Until Sale	17	10	- 41.2%	10	17	+ 70.0%
Median Sales Price*	\$345,000	\$270,000	- 21.7%	\$325,000	\$310,000	- 4.6%
Average Sales Price*	\$325,714	\$266,077	- 18.3%	\$303,888	\$314,921	+ 3.6%
Percent of List Price Received*	98.4%	99.4%	+ 1.0%	100.6%	99.0%	- 1.6%
Inventory of Homes for Sale	12	27	+ 125.0%	--	--	--
Months Supply of Inventory	0.9	2.3	+ 155.6%	--	--	--

* 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.