

Local Market Update for September 2024

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



87120

Single-Family Detached	September			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	64	65	+ 1.6%	687	746	+ 8.6%
Pending Sales	51	66	+ 29.4%	567	608	+ 7.2%
Closed Sales	62	60	- 3.2%	564	579	+ 2.7%
Days on Market Until Sale	36	27	- 25.0%	26	31	+ 19.2%
Median Sales Price*	\$400,000	\$369,000	- 7.8%	\$365,000	\$383,000	+ 4.9%
Average Sales Price*	\$446,597	\$392,179	- 12.2%	\$413,535	\$425,022	+ 2.8%
Percent of List Price Received*	99.7%	98.8%	- 0.9%	99.9%	99.3%	- 0.6%
Inventory of Homes for Sale	98	117	+ 19.4%	--	--	--
Months Supply of Inventory	1.6	1.9	+ 18.8%	--	--	--

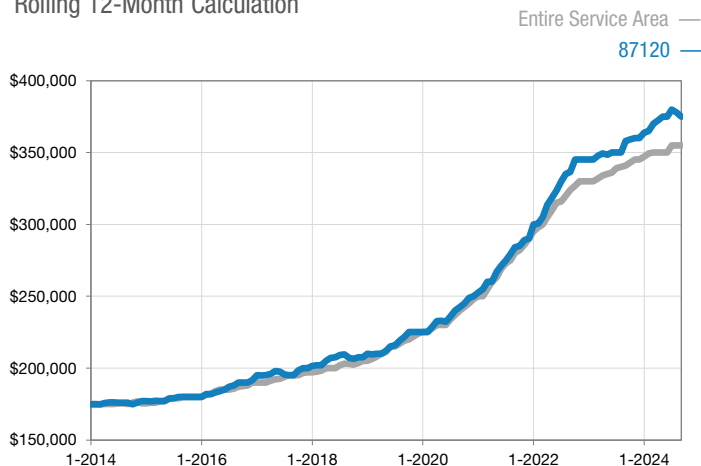
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	10	13	+ 30.0%	88	96	+ 9.1%
Pending Sales	7	10	+ 42.9%	89	83	- 6.7%
Closed Sales	8	13	+ 62.5%	92	77	- 16.3%
Days on Market Until Sale	11	11	0.0%	17	13	- 23.5%
Median Sales Price*	\$252,500	\$250,000	- 1.0%	\$245,000	\$250,000	+ 2.0%
Average Sales Price*	\$254,875	\$252,454	- 0.9%	\$272,490	\$275,977	+ 1.3%
Percent of List Price Received*	103.7%	100.1%	- 3.5%	100.5%	99.5%	- 1.0%
Inventory of Homes for Sale	6	9	+ 50.0%	--	--	--
Months Supply of Inventory	0.6	1.1	+ 83.3%	--	--	--

* 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.

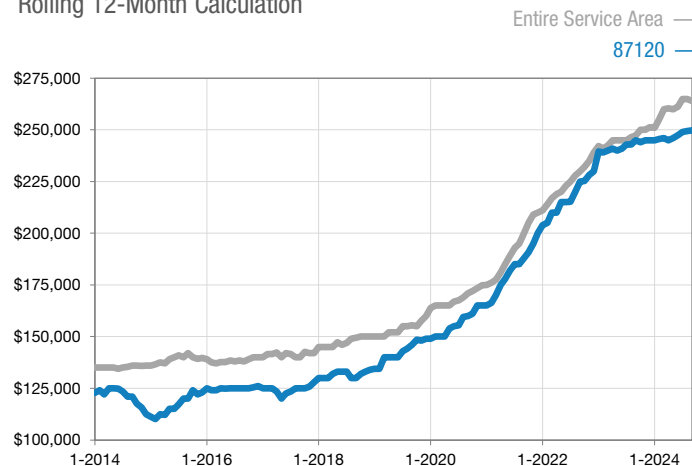
Median Sales Price - Single-Family Detached

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.