

Local Market Update for September 2024

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



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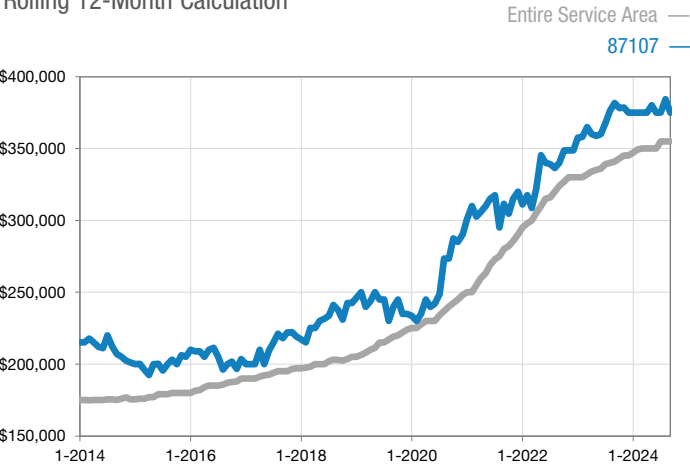
Single-Family Detached	September			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	17	25	+ 47.1%	198	205	+ 3.5%
Pending Sales	13	18	+ 38.5%	153	166	+ 8.5%
Closed Sales	19	16	- 15.8%	148	157	+ 6.1%
Days on Market Until Sale	35	81	+ 131.4%	49	43	- 12.2%
Median Sales Price*	\$514,000	\$367,244	- 28.6%	\$382,000	\$384,438	+ 0.6%
Average Sales Price*	\$701,284	\$664,497	- 5.2%	\$527,219	\$550,586	+ 4.4%
Percent of List Price Received*	98.0%	98.7%	+ 0.7%	98.4%	98.3%	- 0.1%
Inventory of Homes for Sale	49	42	- 14.3%	--	--	--
Months Supply of Inventory	3.1	2.4	- 22.6%	--	--	--

* 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.

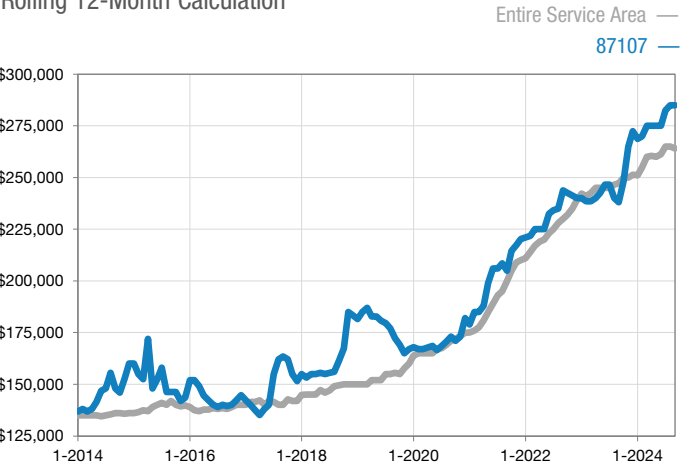
Single-Family Attached	September			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	6	5	- 16.7%	36	46	+ 27.8%
Pending Sales	4	3	- 25.0%	34	35	+ 2.9%
Closed Sales	4	3	- 25.0%	31	37	+ 19.4%
Days on Market Until Sale	160	14	- 91.3%	42	34	- 19.0%
Median Sales Price*	\$314,545	\$270,000	- 14.2%	\$246,500	\$283,000	+ 14.8%
Average Sales Price*	\$320,020	\$241,667	- 24.5%	\$253,438	\$302,477	+ 19.3%
Percent of List Price Received*	97.4%	95.4%	- 2.1%	101.6%	97.4%	- 4.1%
Inventory of Homes for Sale	9	6	- 33.3%	--	--	--
Months Supply of Inventory	2.6	1.4	- 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.

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.