

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	16	13	- 18.8%	135	130	- 3.7%
Pending Sales	13	11	- 15.4%	104	102	- 1.9%
Closed Sales	13	11	- 15.4%	100	96	- 4.0%
Days on Market Until Sale	34	49	+ 44.1%	15	30	+ 100.0%
Median Sales Price*	\$495,000	\$420,000	- 15.2%	\$461,750	\$471,080	+ 2.0%
Average Sales Price*	\$476,393	\$445,536	- 6.5%	\$485,297	\$556,603	+ 14.7%
Percent of List Price Received*	98.6%	99.2%	+ 0.6%	100.6%	99.4%	- 1.2%
Inventory of Homes for Sale	20	26	+ 30.0%	--	--	--
Months Supply of Inventory	1.7	2.5	+ 47.1%	--	--	--

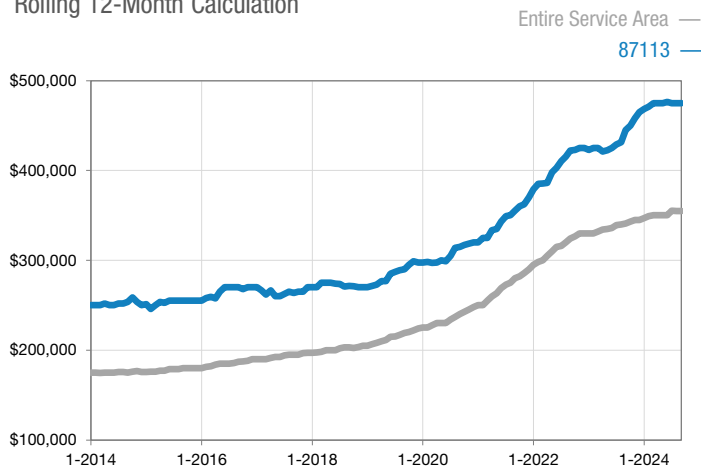
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	1	2	+ 100.0%	13	18	+ 38.5%
Pending Sales	1	2	+ 100.0%	12	18	+ 50.0%
Closed Sales	2	3	+ 50.0%	11	16	+ 45.5%
Days on Market Until Sale	4	8	+ 100.0%	9	3	- 66.7%
Median Sales Price*	\$224,000	\$255,000	+ 13.8%	\$251,300	\$250,500	- 0.3%
Average Sales Price*	\$224,000	\$248,000	+ 10.7%	\$248,891	\$244,393	- 1.8%
Percent of List Price Received*	99.5%	99.4%	- 0.1%	99.2%	101.1%	+ 1.9%
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

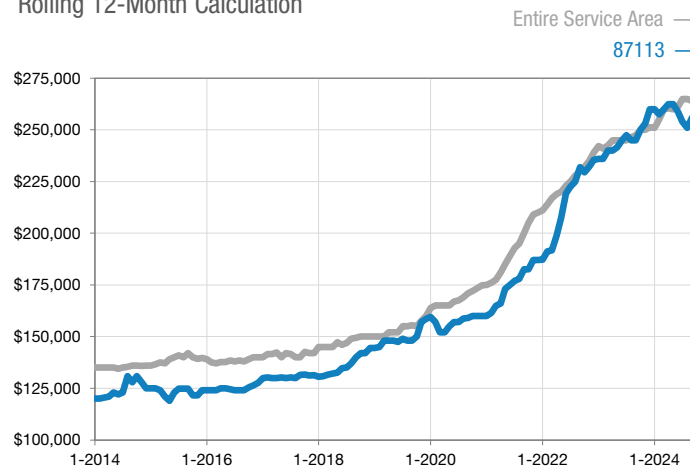
Median Sales Price - Single-Family Detached

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.