

Local Market Update for September 2024

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



87109

Single-Family Detached	September			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	31	21	- 32.3%	225	223	- 0.9%
Pending Sales	24	16	- 33.3%	208	174	- 16.3%
Closed Sales	26	22	- 15.4%	192	177	- 7.8%
Days on Market Until Sale	23	24	+ 4.3%	16	22	+ 37.5%
Median Sales Price*	\$412,500	\$392,000	- 5.0%	\$395,650	\$400,000	+ 1.1%
Average Sales Price*	\$440,488	\$427,841	- 2.9%	\$418,190	\$428,208	+ 2.4%
Percent of List Price Received*	99.1%	98.6%	- 0.5%	100.1%	99.5%	- 0.6%
Inventory of Homes for Sale	25	36	+ 44.0%	--	--	--
Months Supply of Inventory	1.2	1.9	+ 58.3%	--	--	--

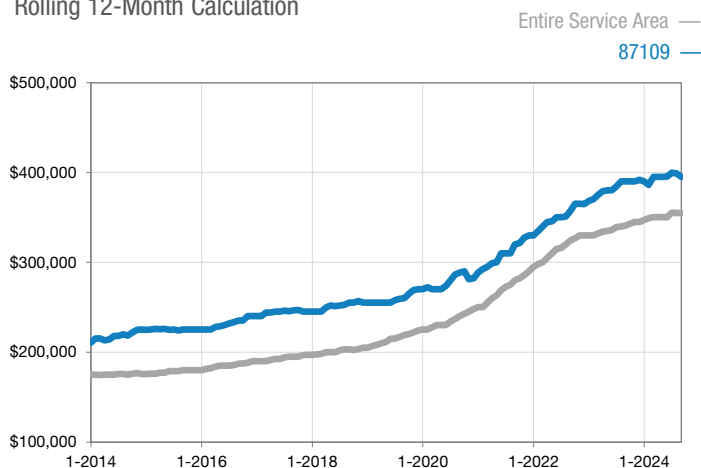
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	9	7	- 22.2%	107	145	+ 35.5%
Pending Sales	8	11	+ 37.5%	93	115	+ 23.7%
Closed Sales	12	13	+ 8.3%	89	111	+ 24.7%
Days on Market Until Sale	11	21	+ 90.9%	15	20	+ 33.3%
Median Sales Price*	\$257,500	\$260,000	+ 1.0%	\$265,000	\$260,000	- 1.9%
Average Sales Price*	\$226,950	\$259,554	+ 14.4%	\$241,955	\$245,259	+ 1.4%
Percent of List Price Received*	99.5%	97.9%	- 1.6%	100.6%	98.6%	- 2.0%
Inventory of Homes for Sale	11	21	+ 90.9%	--	--	--
Months Supply of Inventory	1.2	1.8	+ 50.0%	--	--	--

* 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.

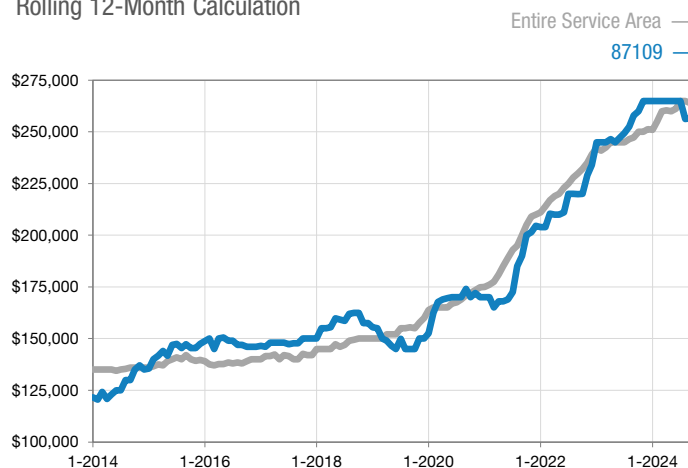
Median Sales Price - Single-Family Detached

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.