

Local Market Update for September 2024

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



UNM – 40

East of I-25, South of I-40, West of San Mateo Blvd NE, North of Central Ave

Single-Family Detached	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	22	28	+ 27.3%	175	194	+ 10.9%
Pending Sales	12	19	+ 58.3%	139	137	- 1.4%
Closed Sales	11	14	+ 27.3%	131	128	- 2.3%
Days on Market Until Sale	46	21	- 54.3%	18	26	+ 44.4%
Median Sales Price*	\$399,750	\$460,850	+ 15.3%	\$405,000	\$437,500	+ 8.0%
Average Sales Price*	\$410,250	\$500,854	+ 22.1%	\$435,635	\$455,748	+ 4.6%
Percent of List Price Received*	97.5%	97.7%	+ 0.2%	99.5%	99.1%	- 0.4%
Inventory of Homes for Sale	27	47	+ 74.1%	--	--	--
Months Supply of Inventory	1.9	3.4	+ 78.9%	--	--	--

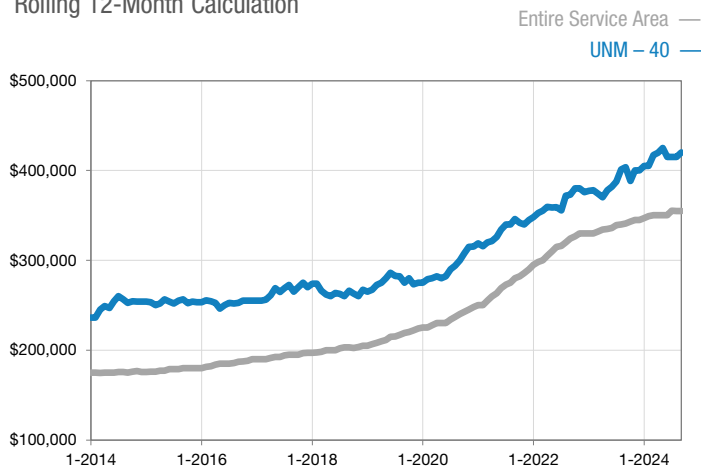
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	3	0	- 100.0%	17	7	- 58.8%
Pending Sales	1	0	- 100.0%	9	5	- 44.4%
Closed Sales	1	2	+ 100.0%	9	5	- 44.4%
Days on Market Until Sale	3	2	- 33.3%	4	15	+ 275.0%
Median Sales Price*	\$280,000	\$349,950	+ 25.0%	\$330,000	\$410,000	+ 24.2%
Average Sales Price*	\$280,000	\$349,950	+ 25.0%	\$302,656	\$387,980	+ 28.2%
Percent of List Price Received*	96.6%	100.0%	+ 3.5%	102.3%	98.2%	- 4.0%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	3.6	0.6	- 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.

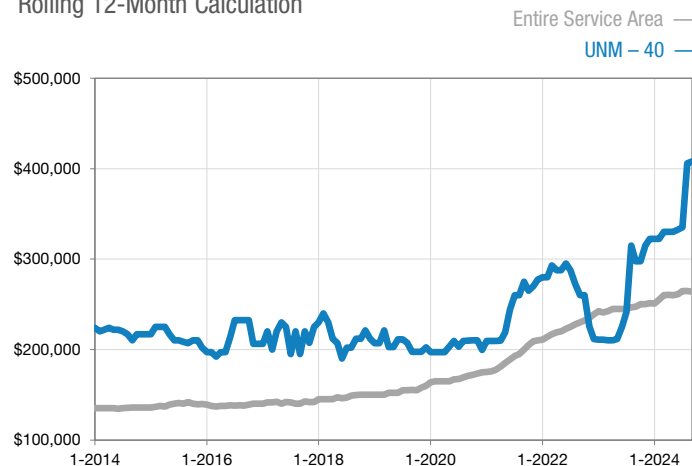
Median Sales Price - Single-Family Detached

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.