

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	40	62	+ 55.0%	392	436	+ 11.2%
Pending Sales	35	43	+ 22.9%	360	344	- 4.4%
Closed Sales	43	24	- 44.2%	352	331	- 6.0%
Days on Market Until Sale	11	32	+ 190.9%	17	24	+ 41.2%
Median Sales Price*	\$299,000	\$326,500	+ 9.2%	\$300,000	\$318,000	+ 6.0%
Average Sales Price*	\$307,686	\$369,607	+ 20.1%	\$326,170	\$346,004	+ 6.1%
Percent of List Price Received*	100.1%	98.8%	- 1.3%	100.0%	99.2%	- 0.8%
Inventory of Homes for Sale	42	77	+ 83.3%	--	--	--
Months Supply of Inventory	1.1	2.1	+ 90.9%	--	--	--

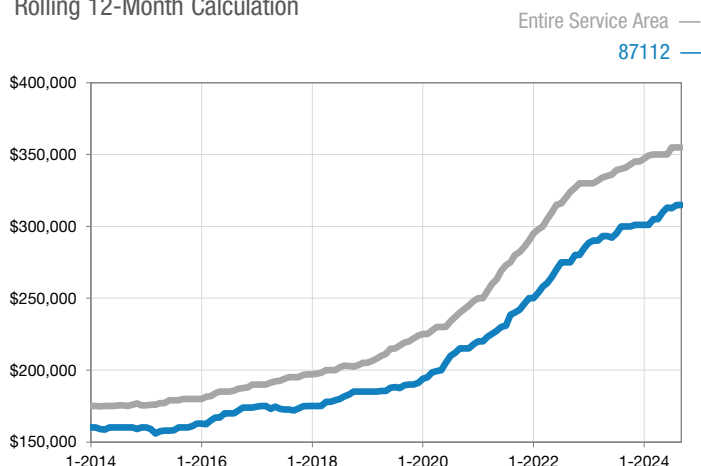
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	4	4	0.0%	49	48	- 2.0%
Pending Sales	5	6	+ 20.0%	40	43	+ 7.5%
Closed Sales	3	6	+ 100.0%	43	39	- 9.3%
Days on Market Until Sale	11	23	+ 109.1%	18	14	- 22.2%
Median Sales Price*	\$265,000	\$269,500	+ 1.7%	\$247,000	\$270,000	+ 9.3%
Average Sales Price*	\$231,167	\$277,233	+ 19.9%	\$236,463	\$256,312	+ 8.4%
Percent of List Price Received*	100.8%	98.3%	- 2.5%	100.8%	99.7%	- 1.1%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	1.0	1.4	+ 40.0%	--	--	--

* 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.

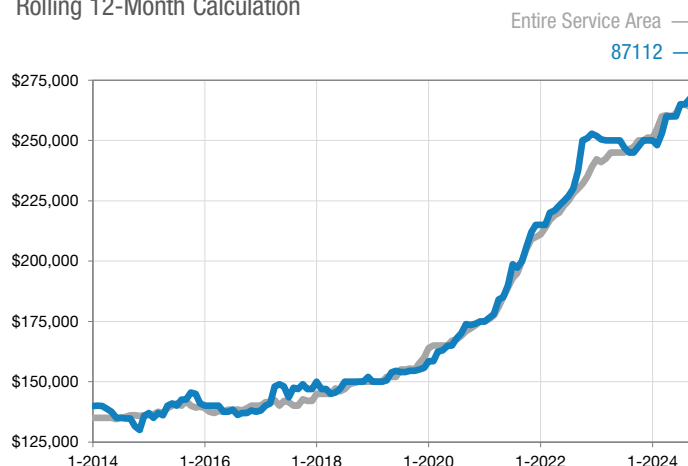
Median Sales Price - Single-Family Detached

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.