

Local Market Update for September 2024

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



Downtown Area – 80

East of Rio Grande River, South of I-40, East of I-25, North of Cesar Chavez

| Single-Family Detached | September | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2023 | 2024 | Percent Change | Thru 9-2023 | Thru 9-2024 | Percent Change |
| New Listings | 10 | 22 | + 120.0% | 127 | 124 | - 2.4% |
| Pending Sales | 9 | 8 | - 11.1% | 102 | 80 | - 21.6% |
| Closed Sales | 11 | 8 | - 27.3% | 103 | 79 | - 23.3% |
| Days on Market Until Sale | 22 | 16 | - 27.3% | 32 | 32 | 0.0% |
| Median Sales Price* | \$312,000 | \$280,000 | - 10.3% | \$285,000 | \$300,000 | + 5.3% |
| Average Sales Price* | \$309,318 | \$366,075 | + 18.3% | \$350,782 | \$341,400 | - 2.7% |
| Percent of List Price Received* | 98.1% | 97.4% | - 0.7% | 98.8% | 96.7% | - 2.1% |
| Inventory of Homes for Sale | 22 | 43 | + 95.5% | -- | -- | -- |
| Months Supply of Inventory | 2.1 | 5.1 | + 142.9% | -- | -- | -- |

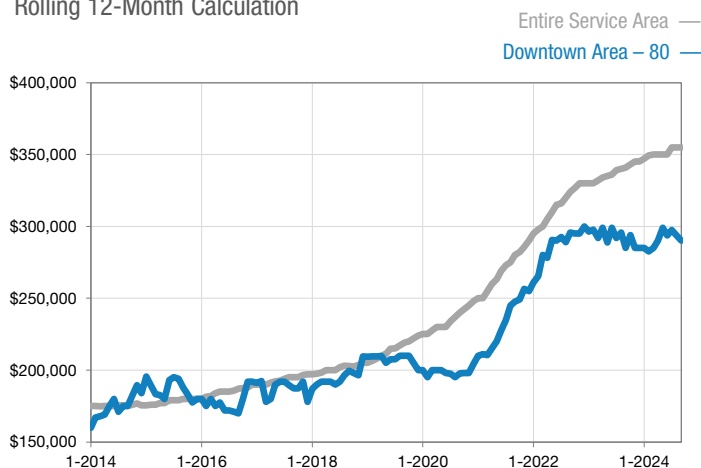
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | September | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2023 | 2024 | Percent Change | Thru 9-2023 | Thru 9-2024 | Percent Change |
| New Listings | 7 | 4 | - 42.9% | 83 | 60 | - 27.7% |
| Pending Sales | 6 | 2 | - 66.7% | 71 | 46 | - 35.2% |
| Closed Sales | 10 | 7 | - 30.0% | 69 | 42 | - 39.1% |
| Days on Market Until Sale | 37 | 21 | - 43.2% | 28 | 53 | + 89.3% |
| Median Sales Price* | \$336,000 | \$229,000 | - 31.8% | \$325,000 | \$288,500 | - 11.2% |
| Average Sales Price* | \$346,922 | \$306,857 | - 11.5% | \$312,503 | \$285,081 | - 8.8% |
| Percent of List Price Received* | 98.2% | 96.0% | - 2.2% | 98.7% | 97.5% | - 1.2% |
| Inventory of Homes for Sale | 14 | 14 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | 1.9 | 3.0 | + 57.9% | -- | -- | -- |

* 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.

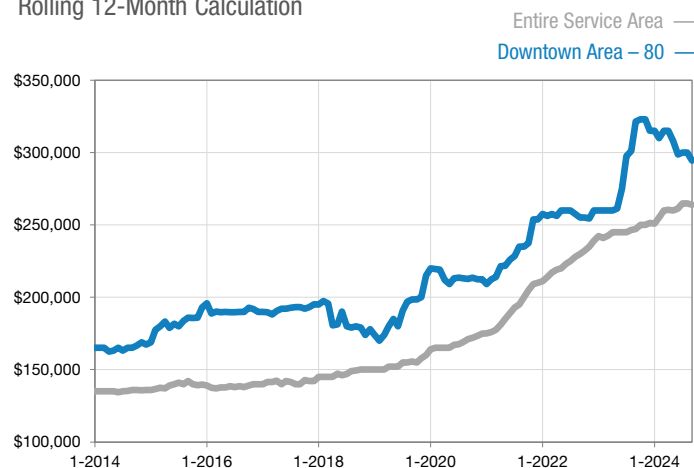
Median Sales Price - Single-Family Detached

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.