

# Local Market Update for September 2024

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



## 87031

Single-Family Detached	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	63	56	- 11.1%	601	599	- 0.3%
Pending Sales	34	55	+ 61.8%	502	434	- 13.5%
Closed Sales	53	40	- 24.5%	483	391	- 19.0%
Days on Market Until Sale	60	37	- 38.3%	54	48	- 11.1%
Median Sales Price*	\$307,900	\$325,000	+ 5.6%	\$300,000	\$319,995	+ 6.7%
Average Sales Price*	\$318,606	\$327,709	+ 2.9%	\$318,424	\$343,515	+ 7.9%
Percent of List Price Received*	99.0%	99.3%	+ 0.3%	99.1%	99.0%	- 0.1%
Inventory of Homes for Sale	134	149	+ 11.2%	--	--	--
Months Supply of Inventory	2.7	3.4	+ 25.9%	--	--	--

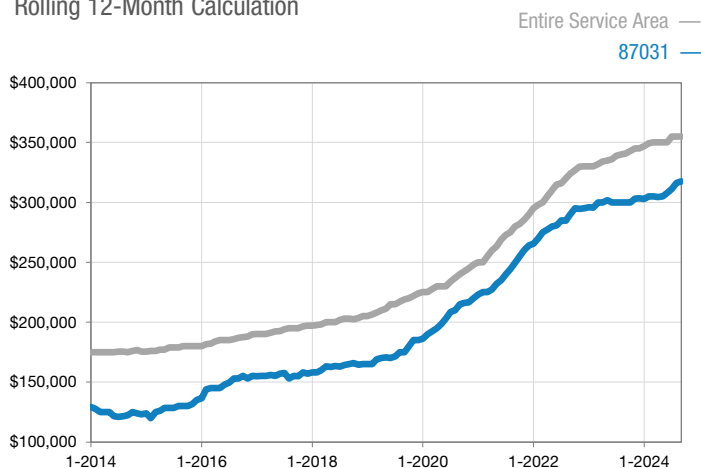
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	2	0	- 100.0%	18	11	- 38.9%
Pending Sales	1	1	0.0%	11	12	+ 9.1%
Closed Sales	2	1	- 50.0%	10	12	+ 20.0%
Days on Market Until Sale	9	2	- 77.8%	3	18	+ 500.0%
Median Sales Price*	\$213,000	\$245,000	+ 15.0%	\$233,000	\$240,000	+ 3.0%
Average Sales Price*	\$213,000	\$245,000	+ 15.0%	\$234,900	\$242,525	+ 3.2%
Percent of List Price Received*	105.0%	100.0%	- 4.8%	103.3%	100.1%	- 3.1%
Inventory of Homes for Sale	5	0	- 100.0%	--	--	--
Months Supply of Inventory	2.3	--	--	--	--	--

\* 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.

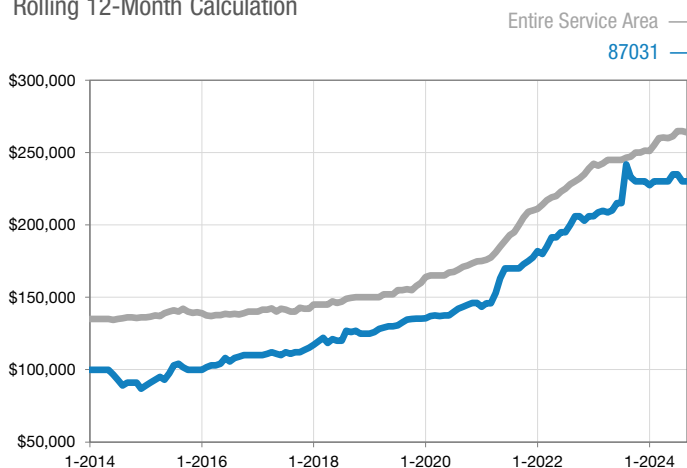
### Median Sales Price - Single-Family Detached

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.