

Local Market Update for September 2024

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



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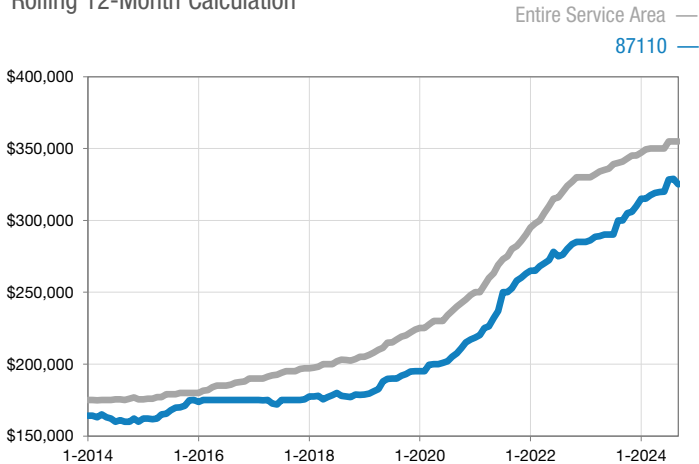
Single-Family Detached	September			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	31	44	+ 41.9%	349	424	+ 21.5%
Pending Sales	37	40	+ 8.1%	321	333	+ 3.7%
Closed Sales	35	35	0.0%	309	315	+ 1.9%
Days on Market Until Sale	22	15	- 31.8%	17	23	+ 35.3%
Median Sales Price*	\$350,000	\$310,000	- 11.4%	\$306,000	\$329,000	+ 7.5%
Average Sales Price*	\$359,246	\$335,304	- 6.7%	\$326,698	\$348,315	+ 6.6%
Percent of List Price Received*	99.7%	99.2%	- 0.5%	99.8%	99.1%	- 0.7%
Inventory of Homes for Sale	30	75	+ 150.0%	--	--	--
Months Supply of Inventory	0.9	2.3	+ 155.6%	--	--	--

* 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.

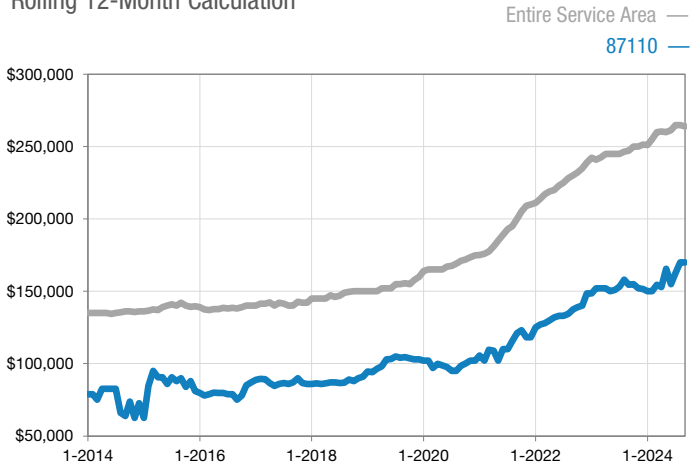
Single-Family Attached	September			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	7	3	- 57.1%	42	37	- 11.9%
Pending Sales	7	3	- 57.1%	39	27	- 30.8%
Closed Sales	6	2	- 66.7%	34	23	- 32.4%
Days on Market Until Sale	4	32	+ 700.0%	8	20	+ 150.0%
Median Sales Price*	\$130,000	\$129,750	- 0.2%	\$161,500	\$179,000	+ 10.8%
Average Sales Price*	\$134,133	\$129,750	- 3.3%	\$172,829	\$199,652	+ 15.5%
Percent of List Price Received*	100.5%	100.6%	+ 0.1%	99.0%	98.0%	- 1.0%
Inventory of Homes for Sale	3	9	+ 200.0%	--	--	--
Months Supply of Inventory	0.8	3.2	+ 300.0%	--	--	--

* 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.