

Local Market Update for September 2024

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



Uptown – 41

East of I-25, South of Montgomery Blvd NE, West of Wyoming Blvd NE, North of I-40

Single-Family Detached	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	19	34	+ 78.9%	227	290	+ 27.8%
Pending Sales	27	30	+ 11.1%	226	229	+ 1.3%
Closed Sales	24	25	+ 4.2%	221	210	- 5.0%
Days on Market Until Sale	20	14	- 30.0%	19	21	+ 10.5%
Median Sales Price*	\$355,000	\$299,000	- 15.8%	\$300,000	\$317,000	+ 5.7%
Average Sales Price*	\$352,400	\$319,768	- 9.3%	\$306,788	\$330,414	+ 7.7%
Percent of List Price Received*	99.9%	99.6%	- 0.3%	99.6%	99.4%	- 0.2%
Inventory of Homes for Sale	11	53	+ 381.8%	--	--	--
Months Supply of Inventory	0.5	2.4	+ 380.0%	--	--	--

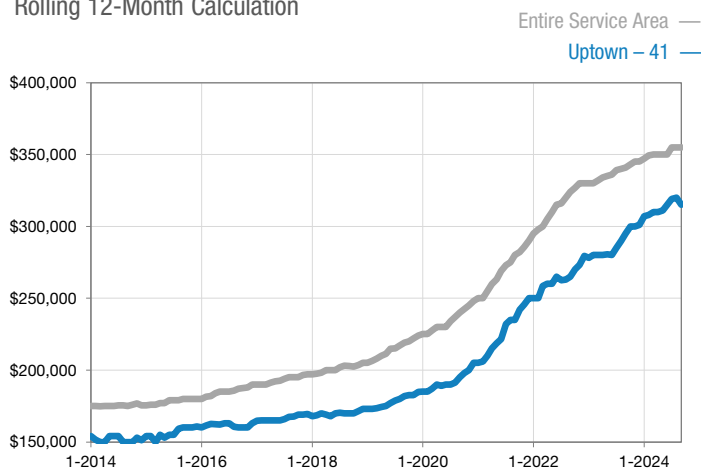
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	7	4	- 42.9%	53	51	- 3.8%
Pending Sales	8	3	- 62.5%	46	32	- 30.4%
Closed Sales	7	3	- 57.1%	39	28	- 28.2%
Days on Market Until Sale	4	27	+ 575.0%	9	20	+ 122.2%
Median Sales Price*	\$128,000	\$125,000	- 2.3%	\$151,000	\$172,500	+ 14.2%
Average Sales Price*	\$128,543	\$128,167	- 0.3%	\$168,649	\$192,536	+ 14.2%
Percent of List Price Received*	100.5%	100.4%	- 0.1%	98.9%	97.8%	- 1.1%
Inventory of Homes for Sale	7	16	+ 128.6%	--	--	--
Months Supply of Inventory	1.6	4.8	+ 200.0%	--	--	--

* 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.

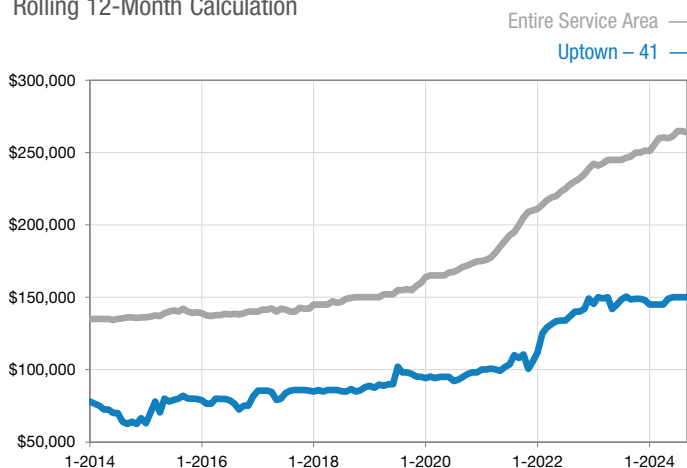
Median Sales Price - Single-Family Detached

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.