

Local Market Update for September 2024

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



North of I-40 – 220

North of I-40, West of Golden, East of Sandia Mountains, NW of Gutierrez Canyon

Single-Family Detached

Key Metrics	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	18	12	- 33.3%	116	121	+ 4.3%
Pending Sales	10	14	+ 40.0%	82	76	- 7.3%
Closed Sales	10	7	- 30.0%	77	67	- 13.0%
Days on Market Until Sale	47	81	+ 72.3%	31	43	+ 38.7%
Median Sales Price*	\$512,500	\$375,000	- 26.8%	\$495,000	\$489,000	- 1.2%
Average Sales Price*	\$631,400	\$631,857	+ 0.1%	\$569,902	\$548,733	- 3.7%
Percent of List Price Received*	97.7%	97.7%	0.0%	98.6%	98.3%	- 0.3%
Inventory of Homes for Sale	25	44	+ 76.0%	--	--	--
Months Supply of Inventory	2.9	5.6	+ 93.1%	--	--	--

* 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.

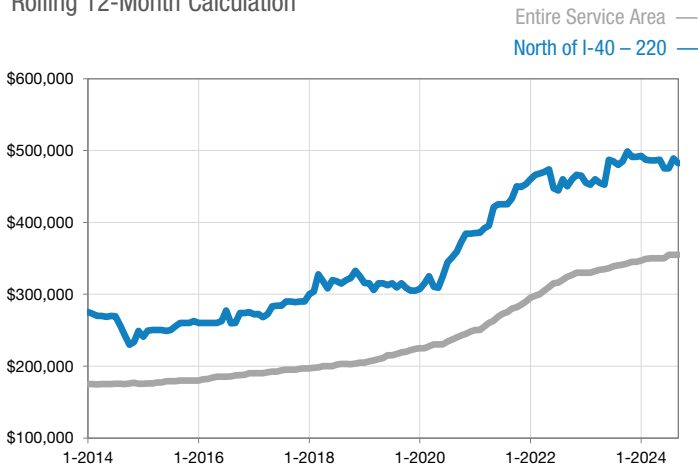
Single-Family Attached

Key Metrics	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

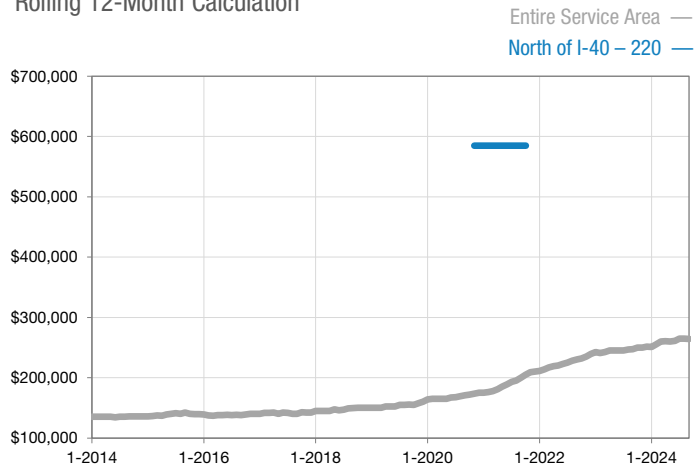
Median Sales Price - Single-Family Detached

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.