

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	43	+ 38.7%	327	385	+ 17.7%
Pending Sales	19	30	+ 57.9%	274	310	+ 13.1%
Closed Sales	30	22	- 26.7%	277	300	+ 8.3%
Days on Market Until Sale	25	14	- 44.0%	21	21	0.0%
Median Sales Price*	\$399,500	\$394,000	- 1.4%	\$364,000	\$340,000	- 6.6%
Average Sales Price*	\$399,780	\$422,750	+ 5.7%	\$379,437	\$373,966	- 1.4%
Percent of List Price Received*	98.8%	99.2%	+ 0.4%	99.5%	99.0%	- 0.5%
Inventory of Homes for Sale	47	65	+ 38.3%	--	--	--
Months Supply of Inventory	1.6	2.0	+ 25.0%	--	--	--

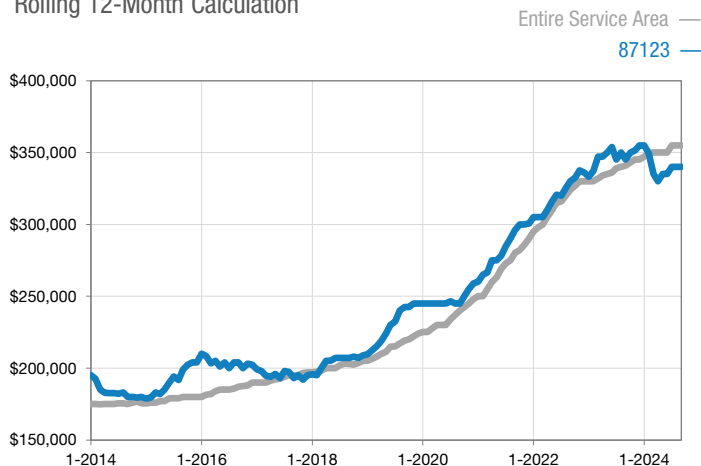
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	13	10	- 23.1%	82	77	- 6.1%
Pending Sales	12	4	- 66.7%	69	62	- 10.1%
Closed Sales	9	6	- 33.3%	65	61	- 6.2%
Days on Market Until Sale	6	30	+ 400.0%	10	14	+ 40.0%
Median Sales Price*	\$292,000	\$258,000	- 11.6%	\$265,000	\$280,000	+ 5.7%
Average Sales Price*	\$277,111	\$270,667	- 2.3%	\$263,397	\$290,828	+ 10.4%
Percent of List Price Received*	101.1%	99.1%	- 2.0%	101.0%	100.3%	- 0.7%
Inventory of Homes for Sale	12	11	- 8.3%	--	--	--
Months Supply of Inventory	1.6	1.6	0.0%	--	--	--

* 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.

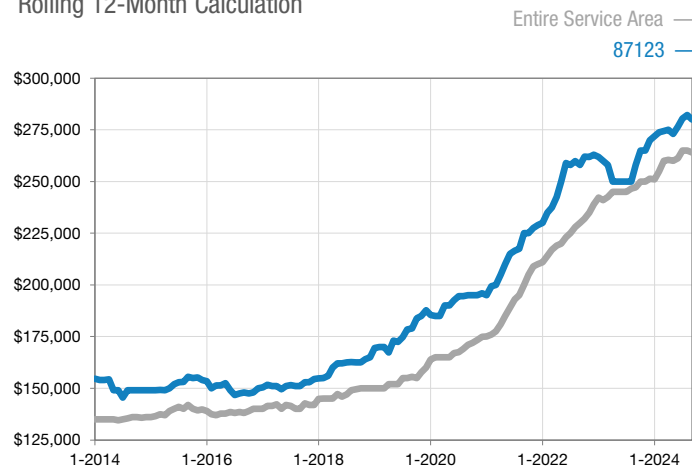
Median Sales Price - Single-Family Detached

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.