

Local Market Update for September 2024

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



Academy West – 32

East of I-25, South of Paseo del Norte Blvd NE, West of Wyoming Blvd NE, North of Montgomery Blvd NE

Single-Family Detached	September			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	16	12	- 25.0%	136	128	- 5.9%
Pending Sales	12	6	- 50.0%	129	91	- 29.5%
Closed Sales	16	14	- 12.5%	123	99	- 19.5%
Days on Market Until Sale	21	27	+ 28.6%	18	22	+ 22.2%
Median Sales Price*	\$375,750	\$367,500	- 2.2%	\$375,000	\$370,000	- 1.3%
Average Sales Price*	\$402,981	\$415,393	+ 3.1%	\$394,218	\$398,855	+ 1.2%
Percent of List Price Received*	98.9%	98.9%	0.0%	99.7%	99.5%	- 0.2%
Inventory of Homes for Sale	13	24	+ 84.6%	--	--	--
Months Supply of Inventory	1.0	2.4	+ 140.0%	--	--	--

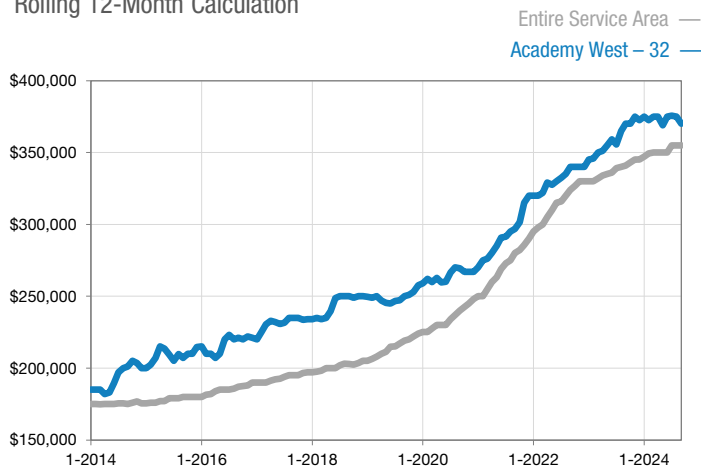
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	8	5	- 37.5%	92	126	+ 37.0%
Pending Sales	6	10	+ 66.7%	79	104	+ 31.6%
Closed Sales	10	12	+ 20.0%	76	100	+ 31.6%
Days on Market Until Sale	12	21	+ 75.0%	16	22	+ 37.5%
Median Sales Price*	\$257,500	\$267,500	+ 3.9%	\$265,000	\$255,500	- 3.6%
Average Sales Price*	\$234,340	\$270,767	+ 15.5%	\$245,092	\$241,558	- 1.4%
Percent of List Price Received*	99.2%	97.7%	- 1.5%	100.6%	98.6%	- 2.0%
Inventory of Homes for Sale	10	16	+ 60.0%	--	--	--
Months Supply of Inventory	1.2	1.6	+ 33.3%	--	--	--

* 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.

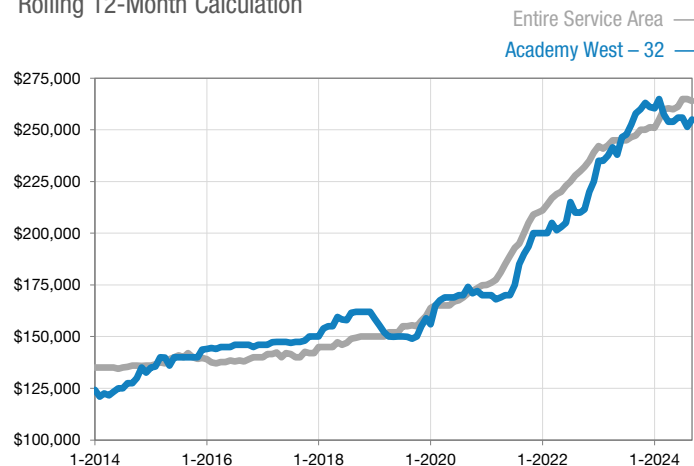
Median Sales Price - Single-Family Detached

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.