

Local Market Update for September 2024

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



87104

Single-Family Detached	September			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	12	15	+ 25.0%	65	98	+ 50.8%
Pending Sales	8	11	+ 37.5%	44	67	+ 52.3%
Closed Sales	7	5	- 28.6%	41	59	+ 43.9%
Days on Market Until Sale	17	17	0.0%	29	35	+ 20.7%
Median Sales Price*	\$510,000	\$515,000	+ 1.0%	\$426,000	\$380,000	- 10.8%
Average Sales Price*	\$441,614	\$544,320	+ 23.3%	\$512,079	\$465,948	- 9.0%
Percent of List Price Received*	99.3%	93.3%	- 6.0%	98.9%	97.7%	- 1.2%
Inventory of Homes for Sale	17	29	+ 70.6%	--	--	--
Months Supply of Inventory	3.4	4.2	+ 23.5%	--	--	--

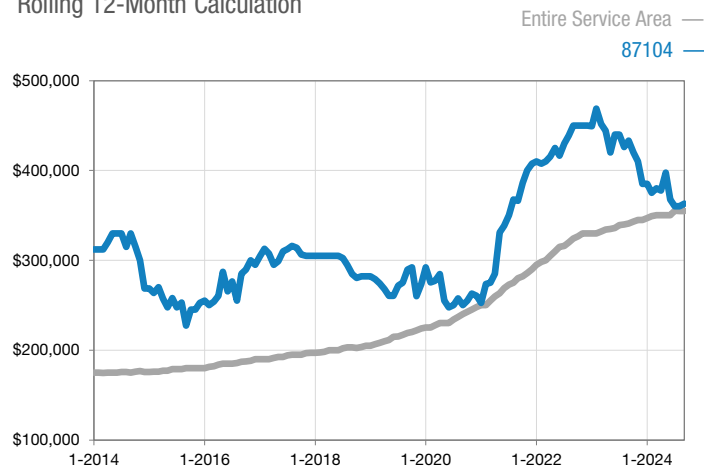
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	3	2	- 33.3%	25	21	- 16.0%
Pending Sales	2	0	- 100.0%	22	15	- 31.8%
Closed Sales	3	3	0.0%	22	16	- 27.3%
Days on Market Until Sale	7	20	+ 185.7%	14	16	+ 14.3%
Median Sales Price*	\$412,500	\$382,500	- 7.3%	\$337,500	\$320,750	- 5.0%
Average Sales Price*	\$405,833	\$392,500	- 3.3%	\$384,297	\$326,188	- 15.1%
Percent of List Price Received*	98.8%	92.6%	- 6.3%	99.5%	98.4%	- 1.1%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	1.3	2.5	+ 92.3%	--	--	--

* 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.

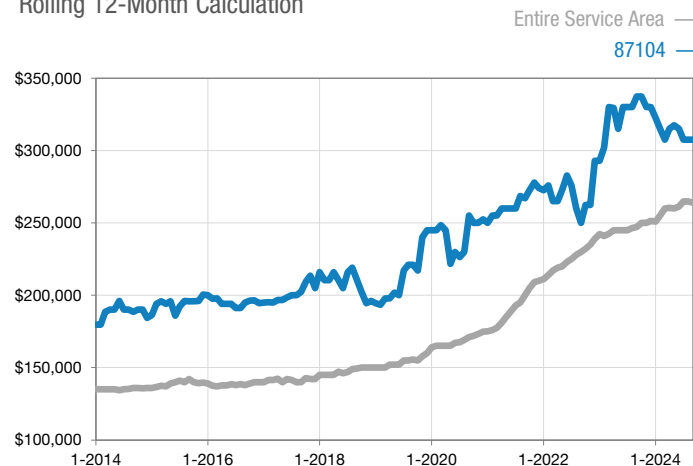
Median Sales Price - Single-Family Detached

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.