

# Local Market Update for September 2024

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



## Los Chavez – 740

North of I-25 Bypass, South of Miller Rd, East of I-25, West of Rio Grande River

Single-Family Detached	September			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	8	5	- 37.5%	50	36	- 28.0%
Pending Sales	4	4	0.0%	27	28	+ 3.7%
Closed Sales	3	2	- 33.3%	26	26	0.0%
Days on Market Until Sale	14	43	+ 207.1%	30	101	+ 236.7%
Median Sales Price*	\$544,500	\$367,475	- 32.5%	\$278,500	\$354,000	+ 27.1%
Average Sales Price*	\$553,167	\$367,475	- 33.6%	\$324,346	\$376,769	+ 16.2%
Percent of List Price Received*	98.3%	101.1%	+ 2.8%	98.5%	98.2%	- 0.3%
Inventory of Homes for Sale	13	17	+ 30.8%	--	--	--
Months Supply of Inventory	4.6	5.8	+ 26.1%	--	--	--

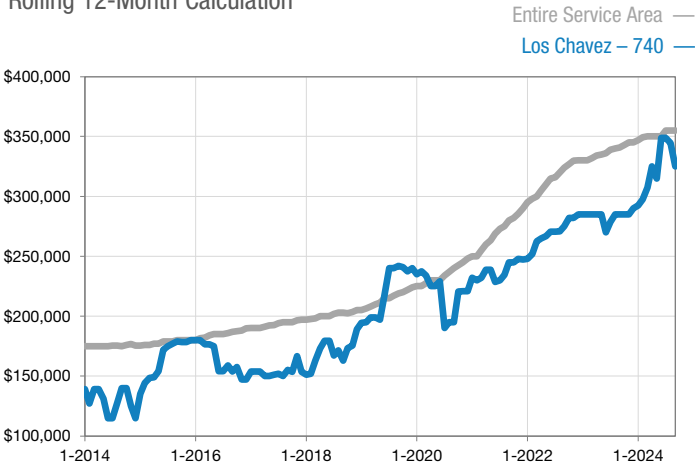
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	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.

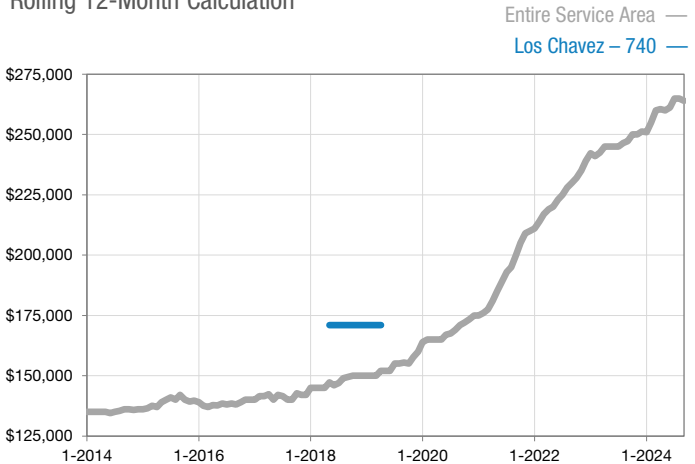
### Median Sales Price - Single-Family Detached

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.