

Local Market Update for September 2024

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



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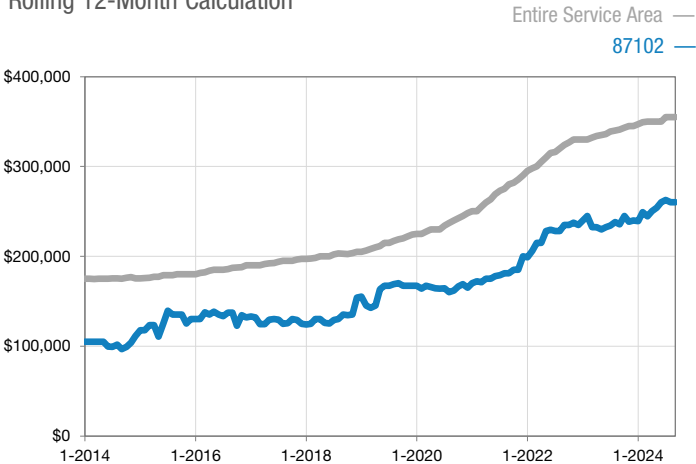
| Single-Family Detached | September | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2023 | 2024 | Percent Change | Thru 9-2023 | Thru 9-2024 | Percent Change |
| New Listings | 9 | 21 | + 133.3% | 121 | 119 | - 1.7% |
| Pending Sales | 7 | 6 | - 14.3% | 95 | 73 | - 23.2% |
| Closed Sales | 10 | 6 | - 40.0% | 98 | 70 | - 28.6% |
| Days on Market Until Sale | 19 | 14 | - 26.3% | 28 | 30 | + 7.1% |
| Median Sales Price* | \$229,250 | \$237,500 | + 3.6% | \$239,500 | \$260,250 | + 8.7% |
| Average Sales Price* | \$227,500 | \$246,167 | + 8.2% | \$265,644 | \$259,166 | - 2.4% |
| Percent of List Price Received* | 100.2% | 98.2% | - 2.0% | 99.5% | 97.2% | - 2.3% |
| Inventory of Homes for Sale | 17 | 39 | + 129.4% | -- | -- | -- |
| Months Supply of Inventory | 1.7 | 5.0 | + 194.1% | -- | -- | -- |

* 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.

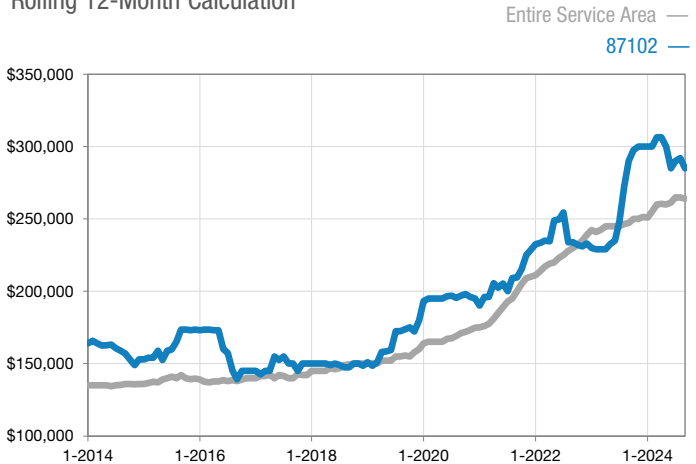
| Single-Family Attached | September | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2023 | 2024 | Percent Change | Thru 9-2023 | Thru 9-2024 | Percent Change |
| New Listings | 6 | 2 | - 66.7% | 62 | 47 | - 24.2% |
| Pending Sales | 6 | 2 | - 66.7% | 54 | 39 | - 27.8% |
| Closed Sales | 7 | 4 | - 42.9% | 50 | 35 | - 30.0% |
| Days on Market Until Sale | 50 | 23 | - 54.0% | 34 | 61 | + 79.4% |
| Median Sales Price* | \$325,000 | \$224,000 | - 31.1% | \$308,750 | \$284,000 | - 8.0% |
| Average Sales Price* | \$321,674 | \$242,625 | - 24.6% | \$288,842 | \$271,483 | - 6.0% |
| Percent of List Price Received* | 98.0% | 98.6% | + 0.6% | 98.4% | 97.8% | - 0.6% |
| Inventory of Homes for Sale | 11 | 9 | - 18.2% | -- | -- | -- |
| Months Supply of Inventory | 1.9 | 2.3 | + 21.1% | -- | -- | -- |

* 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.

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.