

Local Market Update for September 2024

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



87124

Single-Family Detached	September			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	73	85	+ 16.4%	690	730	+ 5.8%
Pending Sales	48	65	+ 35.4%	565	586	+ 3.7%
Closed Sales	65	52	- 20.0%	569	555	- 2.5%
Days on Market Until Sale	29	43	+ 48.3%	27	33	+ 22.2%
Median Sales Price*	\$361,815	\$387,000	+ 7.0%	\$350,000	\$373,000	+ 6.6%
Average Sales Price*	\$393,852	\$386,841	- 1.8%	\$388,666	\$395,632	+ 1.8%
Percent of List Price Received*	99.4%	98.0%	- 1.4%	99.9%	99.1%	- 0.8%
Inventory of Homes for Sale	116	146	+ 25.9%	--	--	--
Months Supply of Inventory	1.9	2.4	+ 26.3%	--	--	--

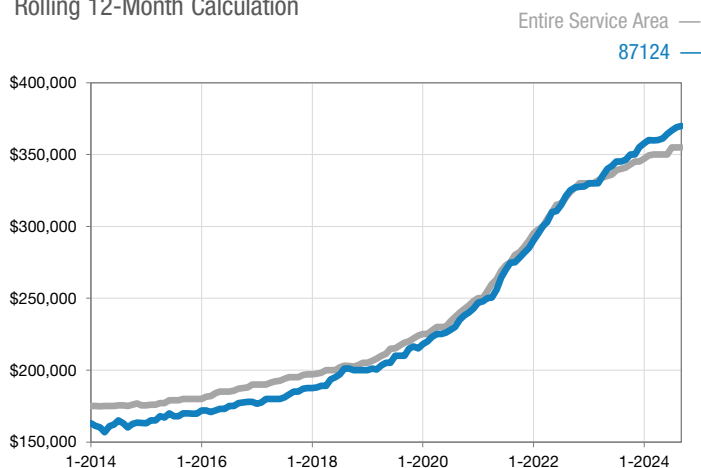
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	6	14	+ 133.3%	63	88	+ 39.7%
Pending Sales	6	12	+ 100.0%	58	73	+ 25.9%
Closed Sales	7	4	- 42.9%	55	64	+ 16.4%
Days on Market Until Sale	8	7	- 12.5%	12	22	+ 83.3%
Median Sales Price*	\$265,000	\$279,500	+ 5.5%	\$260,000	\$265,000	+ 1.9%
Average Sales Price*	\$256,429	\$276,625	+ 7.9%	\$241,233	\$255,020	+ 5.7%
Percent of List Price Received*	100.1%	99.4%	- 0.7%	100.6%	98.7%	- 1.9%
Inventory of Homes for Sale	6	16	+ 166.7%	--	--	--
Months Supply of Inventory	1.0	2.1	+ 110.0%	--	--	--

* 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.

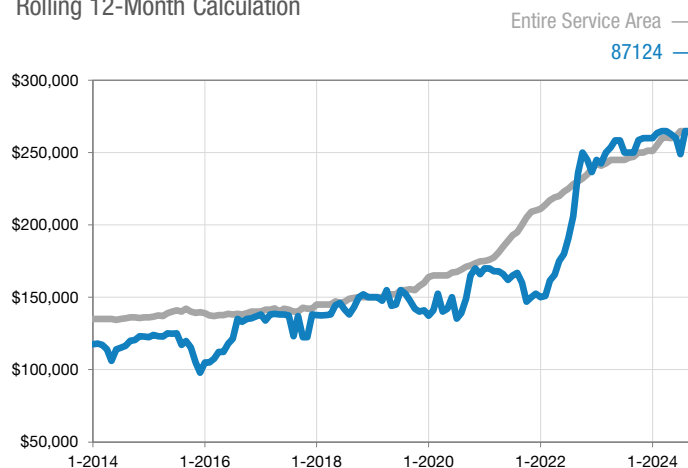
Median Sales Price - Single-Family Detached

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.