

Local Market Update for September 2024

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



87108

Single-Family Detached

Key Metrics	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	24	35	+ 45.8%	231	232	+ 0.4%
Pending Sales	19	19	0.0%	183	165	- 9.8%
Closed Sales	24	23	- 4.2%	179	157	- 12.3%
Days on Market Until Sale	32	30	- 6.3%	23	27	+ 17.4%
Median Sales Price*	\$265,000	\$292,000	+ 10.2%	\$267,000	\$292,500	+ 9.6%
Average Sales Price*	\$298,172	\$311,269	+ 4.4%	\$302,401	\$329,569	+ 9.0%
Percent of List Price Received*	99.2%	97.0%	- 2.2%	100.0%	99.0%	- 1.0%
Inventory of Homes for Sale	38	59	+ 55.3%	--	--	--
Months Supply of Inventory	2.0	3.2	+ 60.0%	--	--	--

* 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.

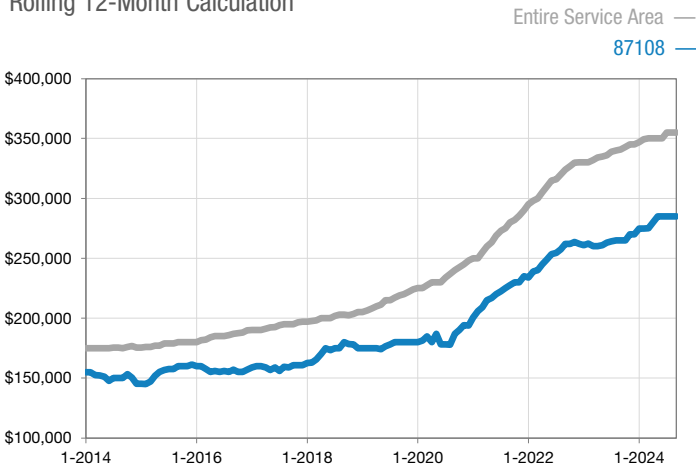
Single-Family Attached

Key Metrics	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	6	4	- 33.3%	42	29	- 31.0%
Pending Sales	2	3	+ 50.0%	27	27	0.0%
Closed Sales	5	3	- 40.0%	27	26	- 3.7%
Days on Market Until Sale	11	6	- 45.5%	18	37	+ 105.6%
Median Sales Price*	\$180,000	\$350,000	+ 94.4%	\$197,000	\$227,500	+ 15.5%
Average Sales Price*	\$269,000	\$318,300	+ 18.3%	\$224,959	\$242,785	+ 7.9%
Percent of List Price Received*	100.4%	97.0%	- 3.4%	99.0%	97.4%	- 1.6%
Inventory of Homes for Sale	13	5	- 61.5%	--	--	--
Months Supply of Inventory	4.2	1.8	- 57.1%	--	--	--

* 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.

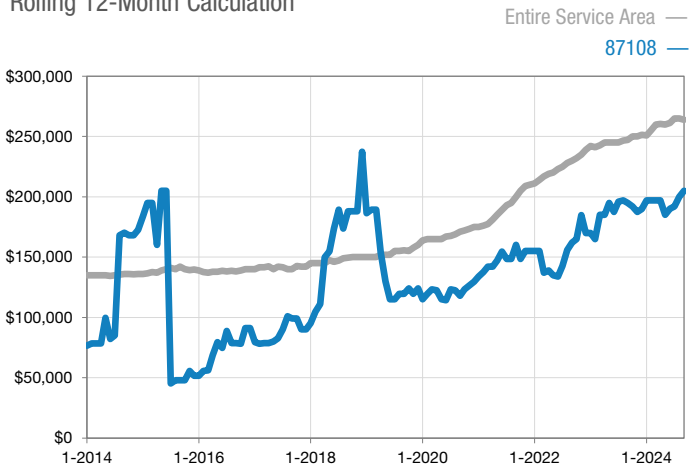
Median Sales Price - Single-Family Detached

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.