

# Local Market Update for September 2024

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



## Near North Valley – 101

East of Rio Grande River, South of Montgomery Blvd NE / Montano Rd NE, West of I-25, North of I-40

Single-Family Detached	September			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	18	27	+ 50.0%	156	199	+ 27.6%
Pending Sales	14	16	+ 14.3%	115	153	+ 33.0%
Closed Sales	16	15	- 6.3%	110	143	+ 30.0%
Days on Market Until Sale	29	79	+ 172.4%	31	39	+ 25.8%
Median Sales Price*	\$360,000	\$335,000	- 6.9%	\$322,917	\$339,900	+ 5.3%
Average Sales Price*	\$403,075	\$369,196	- 8.4%	\$361,275	\$397,356	+ 10.0%
Percent of List Price Received*	98.7%	97.1%	- 1.6%	99.5%	98.3%	- 1.2%
Inventory of Homes for Sale	39	44	+ 12.8%	--	--	--
Months Supply of Inventory	3.1	2.7	- 12.9%	--	--	--

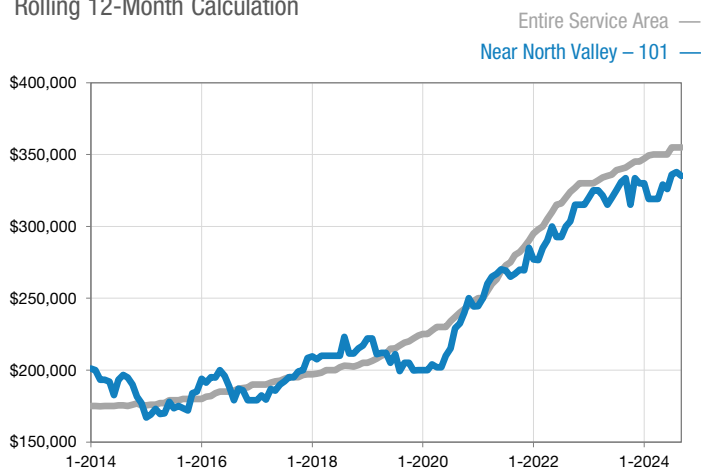
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	7	3	- 57.1%	30	42	+ 40.0%
Pending Sales	6	3	- 50.0%	31	37	+ 19.4%
Closed Sales	4	2	- 50.0%	26	38	+ 46.2%
Days on Market Until Sale	160	10	- 93.8%	47	35	- 25.5%
Median Sales Price*	\$314,545	\$280,000	- 11.0%	\$275,000	\$285,000	+ 3.6%
Average Sales Price*	\$320,020	\$280,000	- 12.5%	\$286,424	\$313,688	+ 9.5%
Percent of List Price Received*	97.4%	101.8%	+ 4.5%	100.5%	98.4%	- 2.1%
Inventory of Homes for Sale	7	4	- 42.9%	--	--	--
Months Supply of Inventory	2.2	1.0	- 54.5%	--	--	--

\* 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.

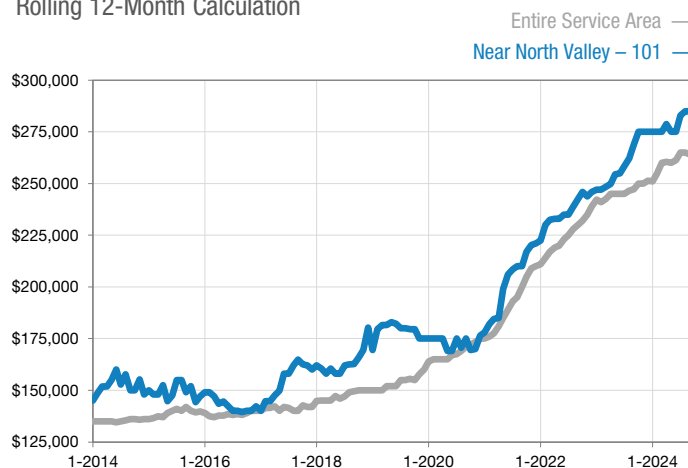
### Median Sales Price - Single-Family Detached

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.