

Local Market Update for September 2024

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



Near South Valley – 90

East of Coors Blvd SW, South of Central Ave / Cesar Chavez, West of I-25, North of Rio Bravo Blvd SW

Single-Family Detached

Key Metrics	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	12	16	+ 33.3%	127	145	+ 14.2%
Pending Sales	9	13	+ 44.4%	98	124	+ 26.5%
Closed Sales	7	5	- 28.6%	95	111	+ 16.8%
Days on Market Until Sale	10	25	+ 150.0%	21	27	+ 28.6%
Median Sales Price*	\$238,000	\$280,000	+ 17.6%	\$240,000	\$255,000	+ 6.3%
Average Sales Price*	\$278,000	\$288,600	+ 3.8%	\$263,178	\$265,168	+ 0.8%
Percent of List Price Received*	102.9%	100.0%	- 2.8%	98.8%	99.4%	+ 0.6%
Inventory of Homes for Sale	18	24	+ 33.3%	--	--	--
Months Supply of Inventory	1.6	1.9	+ 18.8%	--	--	--

* 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.

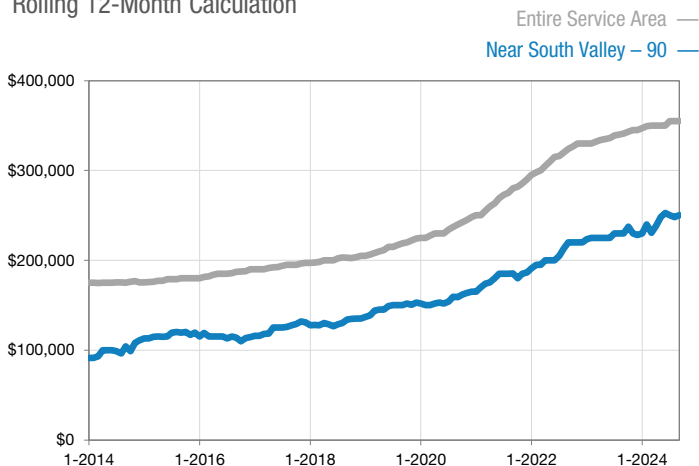
Single-Family Attached

Key Metrics	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	2	0	- 100.0%	5	8	+ 60.0%
Pending Sales	2	0	- 100.0%	6	6	0.0%
Closed Sales	0	0	0.0%	4	6	+ 50.0%
Days on Market Until Sale	--	--	--	39	31	- 20.5%
Median Sales Price*	--	--	--	\$132,975	\$197,500	+ 48.5%
Average Sales Price*	--	--	--	\$137,738	\$182,083	+ 32.2%
Percent of List Price Received*	--	--	--	93.9%	100.7%	+ 7.2%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.7	0.7	0.0%	--	--	--

* 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.

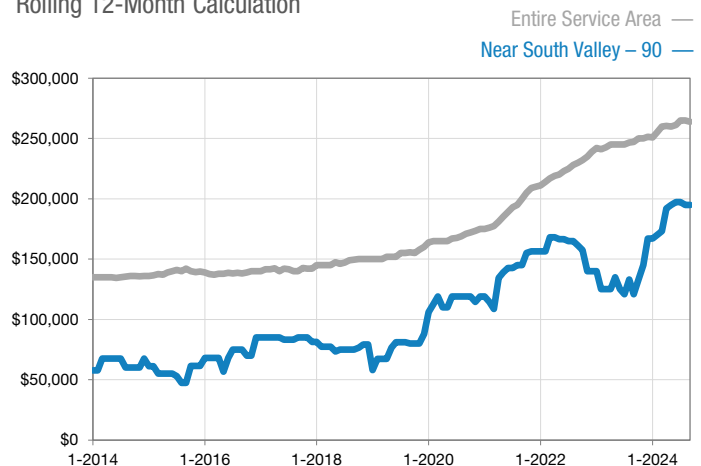
Median Sales Price - Single-Family Detached

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.