

Local Market Update for September 2024

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



Valley Farms – 91

East of Coors Blvd SW, South of Rio Bravo Blvd SW, West / North of I-25

Single-Family Detached	September			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	7	7	0.0%	72	61	- 15.3%
Pending Sales	2	8	+ 300.0%	61	53	- 13.1%
Closed Sales	6	7	+ 16.7%	60	50	- 16.7%
Days on Market Until Sale	34	25	- 26.5%	36	24	- 33.3%
Median Sales Price*	\$299,500	\$339,000	+ 13.2%	\$303,500	\$317,500	+ 4.6%
Average Sales Price*	\$375,667	\$559,214	+ 48.9%	\$366,013	\$372,930	+ 1.9%
Percent of List Price Received*	97.5%	100.3%	+ 2.9%	98.2%	97.7%	- 0.5%
Inventory of Homes for Sale	12	8	- 33.3%	--	--	--
Months Supply of Inventory	1.8	1.3	- 27.8%	--	--	--

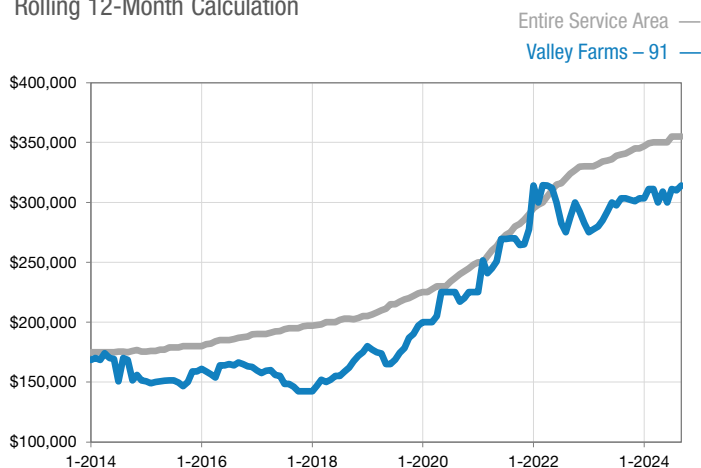
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	0	0	0.0%	0	1	--
Pending Sales	0	0	0.0%	0	1	--
Closed Sales	0	0	0.0%	0	1	--
Days on Market Until Sale	--	--	--	--	5	--
Median Sales Price*	--	--	--	--	\$279,000	--
Average Sales Price*	--	--	--	--	\$279,000	--
Percent of List Price Received*	--	--	--	--	101.5%	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

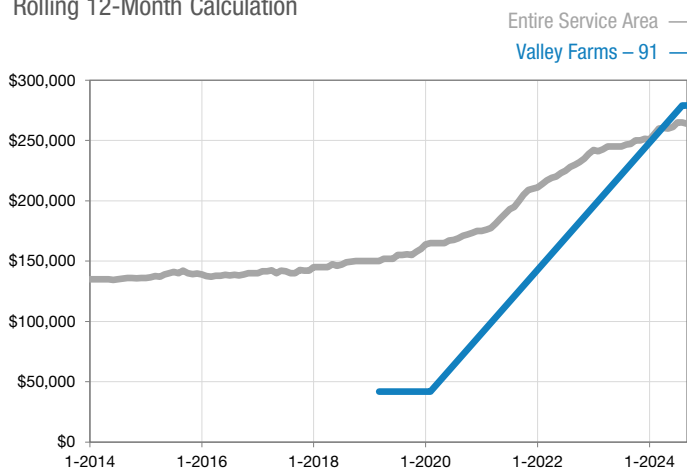
Median Sales Price - Single-Family Detached

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.