

Local Market Update for September 2024

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



Northwest Heights – 110

East of Paseo del Volcan, South of Paseo del Norte Blvd NE, West of Coors Blvd NW / Rio Grande River, North of Unser Blvd NW

Single-Family Detached	September			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	50	52	+ 4.0%	546	583	+ 6.8%
Pending Sales	37	42	+ 13.5%	437	452	+ 3.4%
Closed Sales	49	41	- 16.3%	437	439	+ 0.5%
Days on Market Until Sale	41	34	- 17.1%	33	37	+ 12.1%
Median Sales Price*	\$475,000	\$419,000	- 11.8%	\$410,000	\$420,000	+ 2.4%
Average Sales Price*	\$489,666	\$426,543	- 12.9%	\$446,390	\$455,568	+ 2.1%
Percent of List Price Received*	99.5%	98.4%	- 1.1%	99.8%	99.1%	- 0.7%
Inventory of Homes for Sale	93	101	+ 8.6%	--	--	--
Months Supply of Inventory	2.0	2.2	+ 10.0%	--	--	--

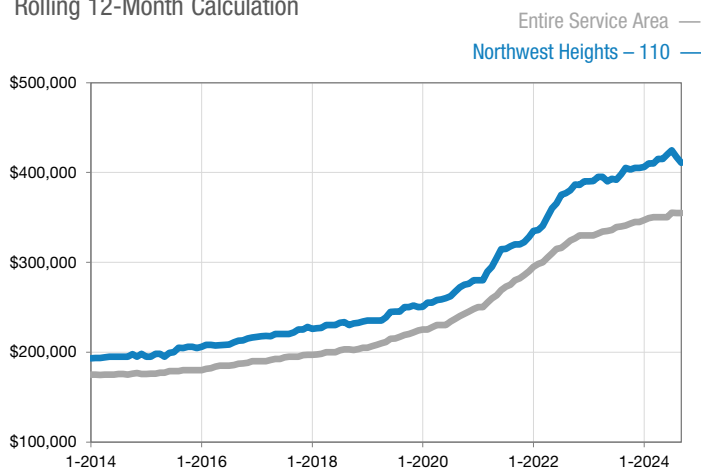
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	4	4	0.0%	28	30	+ 7.1%
Pending Sales	3	4	+ 33.3%	26	25	- 3.8%
Closed Sales	2	5	+ 150.0%	23	23	0.0%
Days on Market Until Sale	35	13	- 62.9%	28	23	- 17.9%
Median Sales Price*	\$343,500	\$248,000	- 27.8%	\$380,000	\$265,000	- 30.3%
Average Sales Price*	\$343,500	\$254,900	- 25.8%	\$357,354	\$330,739	- 7.4%
Percent of List Price Received*	104.9%	99.2%	- 5.4%	99.4%	98.6%	- 0.8%
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	0.7	1.7	+ 142.9%	--	--	--

* 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.

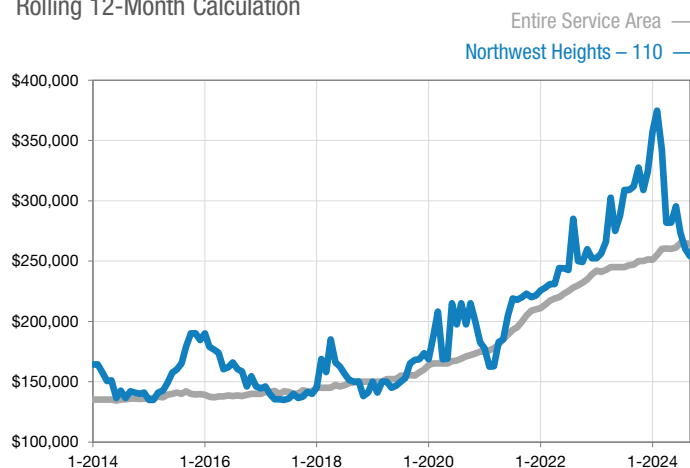
Median Sales Price - Single-Family Detached

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.