

Local Market Update for September 2024

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



UNM South – 42

East of I-25, South of Central Ave, West of San Mateo Blvd NE, North of Kirtland AFB

Single-Family Detached	September			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	18	15	- 16.7%	146	144	- 1.4%
Pending Sales	11	10	- 9.1%	122	123	+ 0.8%
Closed Sales	16	15	- 6.3%	117	118	+ 0.9%
Days on Market Until Sale	23	46	+ 100.0%	31	30	- 3.2%
Median Sales Price*	\$337,500	\$325,000	- 3.7%	\$325,000	\$352,500	+ 8.5%
Average Sales Price*	\$371,438	\$358,425	- 3.5%	\$356,959	\$391,356	+ 9.6%
Percent of List Price Received*	99.9%	98.5%	- 1.4%	99.5%	98.6%	- 0.9%
Inventory of Homes for Sale	24	25	+ 4.2%	--	--	--
Months Supply of Inventory	1.9	1.9	0.0%	--	--	--

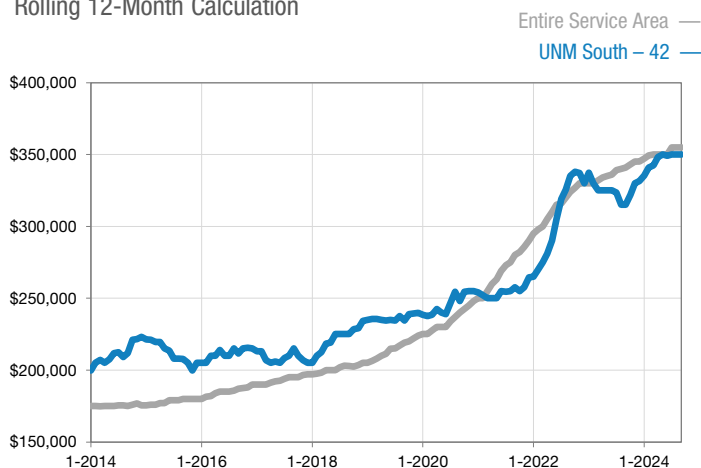
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	2	4	+ 100.0%	29	25	- 13.8%
Pending Sales	1	5	+ 400.0%	27	19	- 29.6%
Closed Sales	5	3	- 40.0%	26	19	- 26.9%
Days on Market Until Sale	23	13	- 43.5%	38	39	+ 2.6%
Median Sales Price*	\$128,000	\$350,000	+ 173.4%	\$136,500	\$230,000	+ 68.5%
Average Sales Price*	\$234,380	\$320,000	+ 36.5%	\$202,050	\$247,316	+ 22.4%
Percent of List Price Received*	99.8%	96.1%	- 3.7%	98.5%	97.9%	- 0.6%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	2.2	2.3	+ 4.5%	--	--	--

* 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.

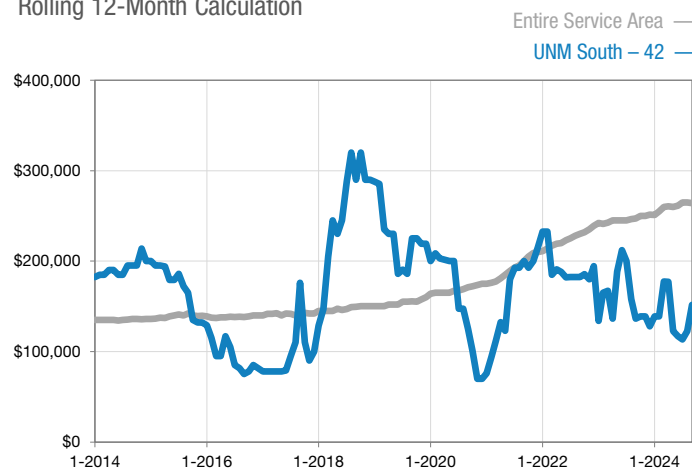
Median Sales Price - Single-Family Detached

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.