

Local Market Update for September 2024

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



Foothills South – 51

East of Tramway Blvd to mountains, South of Montgomery Blvd NE, 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	14	17	+ 21.4%	123	167	+ 35.8%
Pending Sales	7	21	+ 200.0%	108	135	+ 25.0%
Closed Sales	14	11	- 21.4%	114	124	+ 8.8%
Days on Market Until Sale	9	19	+ 111.1%	22	22	0.0%
Median Sales Price*	\$472,500	\$475,000	+ 0.5%	\$451,438	\$450,250	- 0.3%
Average Sales Price*	\$498,971	\$521,627	+ 4.5%	\$468,129	\$473,306	+ 1.1%
Percent of List Price Received*	101.4%	99.7%	- 1.7%	100.0%	99.2%	- 0.8%
Inventory of Homes for Sale	17	30	+ 76.5%	--	--	--
Months Supply of Inventory	1.4	2.1	+ 50.0%	--	--	--

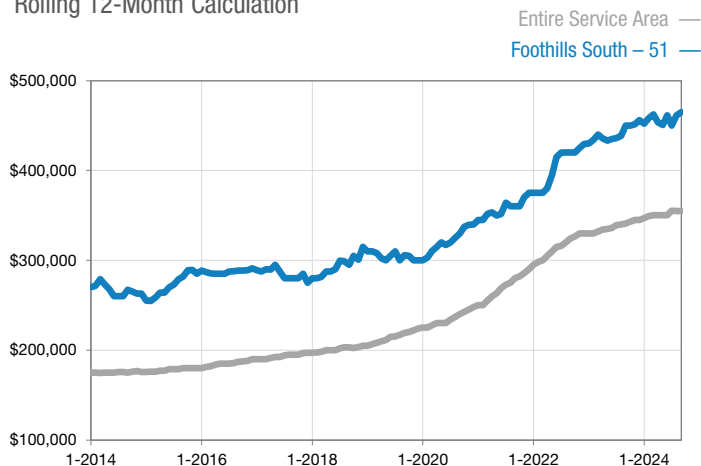
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	2	2	0.0%	30	29	- 3.3%
Pending Sales	2	4	+ 100.0%	25	28	+ 12.0%
Closed Sales	3	6	+ 100.0%	30	23	- 23.3%
Days on Market Until Sale	3	23	+ 666.7%	16	14	- 12.5%
Median Sales Price*	\$292,000	\$260,000	- 11.0%	\$259,000	\$264,000	+ 1.9%
Average Sales Price*	\$292,333	\$286,067	- 2.1%	\$268,485	\$280,718	+ 4.6%
Percent of List Price Received*	100.9%	95.4%	- 5.5%	100.9%	97.6%	- 3.3%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	0.9	0.6	- 33.3%	--	--	--

* 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.

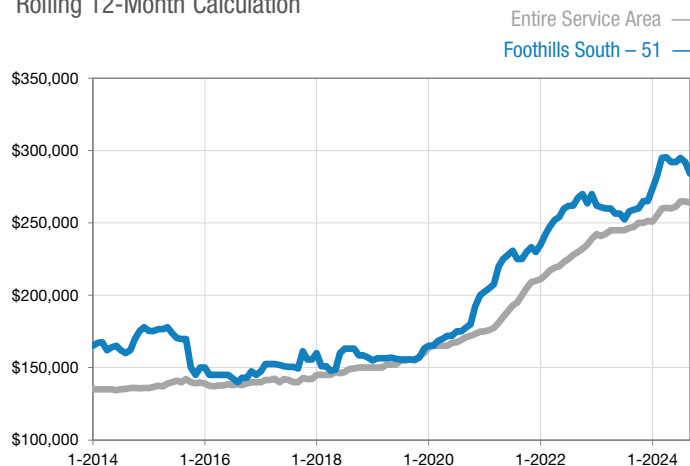
Median Sales Price - Single-Family Detached

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.