

Local Market Update for September 2024

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



North Valley – 100

East of Rio Grande River, South of Alameda Blvd NE, West of I-25, North of Montano Rd

| 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% | 137 | 152 | + 10.9% |
| Pending Sales | 8 | 14 | + 75.0% | 105 | 121 | + 15.2% |
| Closed Sales | 15 | 11 | - 26.7% | 97 | 114 | + 17.5% |
| Days on Market Until Sale | 35 | 53 | + 51.4% | 50 | 42 | - 16.0% |
| Median Sales Price* | \$710,000 | \$531,500 | - 25.1% | \$514,000 | \$463,500 | - 9.8% |
| Average Sales Price* | \$865,433 | \$874,173 | + 1.0% | \$703,720 | \$680,669 | - 3.3% |
| Percent of List Price Received* | 98.3% | 98.9% | + 0.6% | 98.3% | 98.5% | + 0.2% |
| Inventory of Homes for Sale | 30 | 38 | + 26.7% | -- | -- | -- |
| Months Supply of Inventory | 2.9 | 3.2 | + 10.3% | -- | -- | -- |

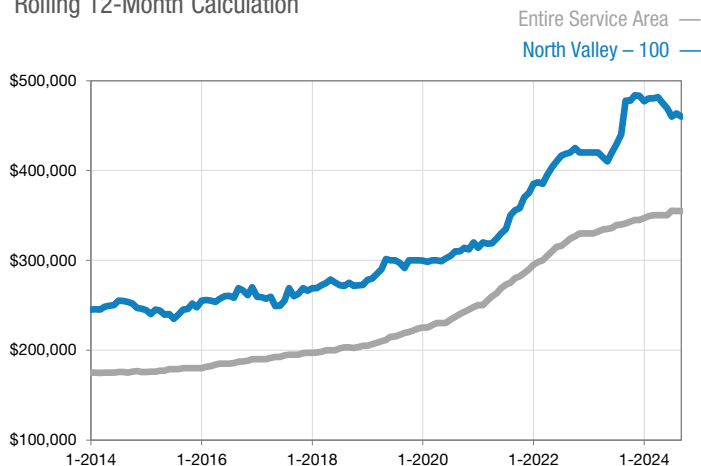
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | September | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2023 | 2024 | Percent Change | Thru 9-2023 | Thru 9-2024 | Percent Change |
| New Listings | 1 | 4 | + 300.0% | 19 | 31 | + 63.2% |
| Pending Sales | 0 | 2 | -- | 16 | 24 | + 50.0% |
| Closed Sales | 2 | 4 | + 100.0% | 16 | 24 | + 50.0% |
| Days on Market Until Sale | 4 | 12 | + 200.0% | 11 | 5 | - 54.5% |
| Median Sales Price* | \$224,000 | \$236,000 | + 5.4% | \$221,250 | \$250,500 | + 13.2% |
| Average Sales Price* | \$224,000 | \$227,250 | + 1.5% | \$226,331 | \$255,804 | + 13.0% |
| Percent of List Price Received* | 99.5% | 95.2% | - 4.3% | 102.0% | 99.7% | - 2.3% |
| Inventory of Homes for Sale | 2 | 3 | + 50.0% | -- | -- | -- |
| Months Supply of Inventory | 1.0 | 1.1 | + 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.

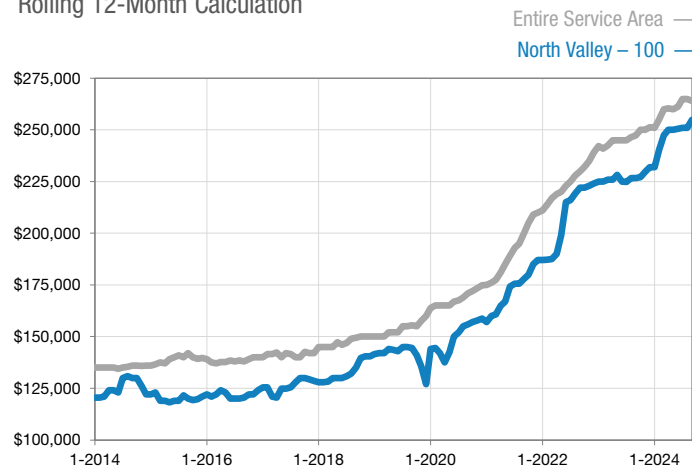
Median Sales Price - Single-Family Detached

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.