

# Local Market Update for September 2024

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



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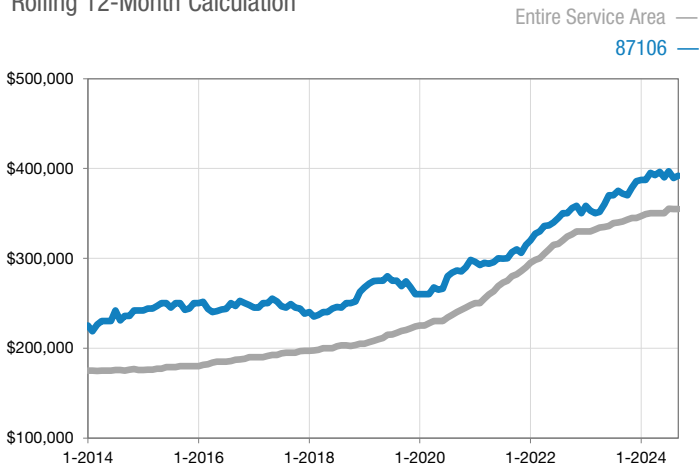
Single-Family Detached	September			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	23	28	+ 21.7%	192	210	+ 9.4%
Pending Sales	13	20	+ 53.8%	158	166	+ 5.1%
Closed Sales	14	19	+ 35.7%	147	152	+ 3.4%
Days on Market Until Sale	26	37	+ 42.3%	26	30	+ 15.4%
Median Sales Price*	\$374,500	\$452,000	+ 20.7%	\$395,000	\$401,000	+ 1.5%
Average Sales Price*	\$378,719	\$466,366	+ 23.1%	\$406,325	\$422,653	+ 4.0%
Percent of List Price Received*	99.0%	98.9%	- 0.1%	99.0%	98.9%	- 0.1%
Inventory of Homes for Sale	33	40	+ 21.2%	--	--	--
Months Supply of Inventory	2.0	2.3	+ 15.0%	--	--	--

\* 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.

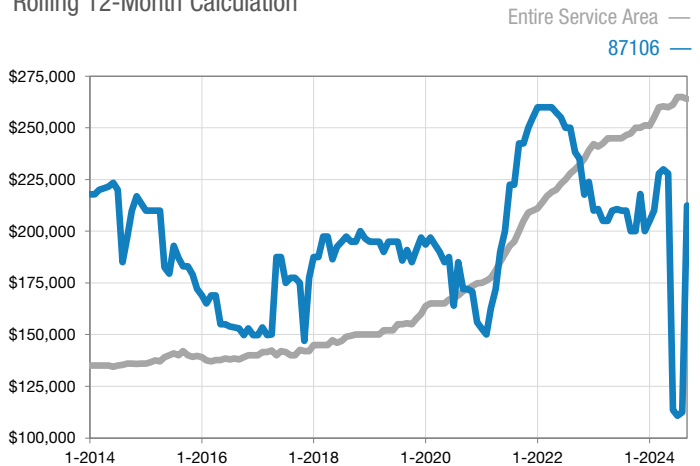
Single-Family Attached	September			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	2	3	+ 50.0%	32	25	- 21.9%
Pending Sales	2	3	+ 50.0%	29	16	- 44.8%
Closed Sales	3	3	0.0%	26	15	- 42.3%
Days on Market Until Sale	30	9	- 70.0%	27	25	- 7.4%
Median Sales Price*	\$101,900	\$249,900	+ 145.2%	\$205,000	\$230,000	+ 12.2%
Average Sales Price*	\$154,633	\$298,300	+ 92.9%	\$204,742	\$245,127	+ 19.7%
Percent of List Price Received*	97.7%	99.2%	+ 1.5%	99.5%	98.7%	- 0.8%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	1.8	2.9	+ 61.1%	--	--	--

\* 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.