

Local Market Update for September 2024

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



Fairgrounds – 70

East of San Mateo Blvd NE, South of I-40, West of Wyoming Blvd NE, North of Central Ave

Single-Family Detached	September			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	10	12	+ 20.0%	121	115	- 5.0%
Pending Sales	11	9	- 18.2%	96	86	- 10.4%
Closed Sales	11	10	- 9.1%	89	82	- 7.9%
Days on Market Until Sale	22	20	- 9.1%	15	24	+ 60.0%
Median Sales Price*	\$265,000	\$277,500	+ 4.7%	\$265,000	\$288,750	+ 9.0%
Average Sales Price*	\$262,182	\$278,090	+ 6.1%	\$265,914	\$290,474	+ 9.2%
Percent of List Price Received*	98.6%	96.3%	- 2.3%	100.2%	98.7%	- 1.5%
Inventory of Homes for Sale	18	21	+ 16.7%	--	--	--
Months Supply of Inventory	1.8	2.2	+ 22.2%	--	--	--

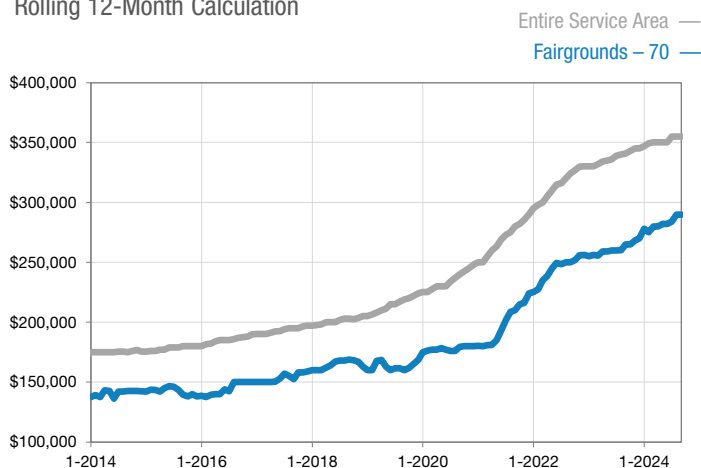
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	1	1	0.0%	5	8	+ 60.0%
Pending Sales	1	1	0.0%	5	7	+ 40.0%
Closed Sales	0	0	0.0%	4	5	+ 25.0%
Days on Market Until Sale	--	--	--	4	4	0.0%
Median Sales Price*	--	--	--	\$249,000	\$255,000	+ 2.4%
Average Sales Price*	--	--	--	\$218,475	\$254,400	+ 16.4%
Percent of List Price Received*	--	--	--	99.7%	100.1%	+ 0.4%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	0.9	--	--	--	--

* 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.

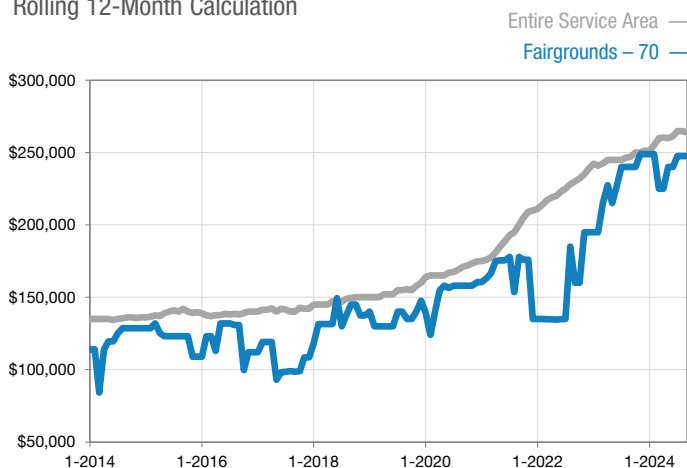
Median Sales Price - Single-Family Detached

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.