Local Market Update for December 2024

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

**gaar**

87144

Single-Family Detached

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	74	67	- 9.5%	1,243	1,334	+ 7.3%
Pending Sales	61	90	+ 47.5%	983	1,035	+ 5.3%
Closed Sales	69	96	+ 39.1%	981	1,026	+ 4.6%
Days on Market Until Sale	42	44	+ 4.8%	37	40	+ 8.1%
Median Sales Price*	$360,000	$373,995	+ 3.9%	$355,000	$366,950	+ 3.4%
Average Sales Price*	$375,803	$397,554	+ 5.8%	$390,490	$393,585	+ 0.8%
Percent of List Price Received*	99.1%	99.2%	+ 0.1%	99.7%	99.2%	- 0.5%
Inventory of Homes for Sale	178	184	+ 3.4%	--	--	--
Months Supply of Inventory	2.2	2.1	- 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.

Single-Family Attached

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	0	0	0.0%	1	3	+ 200.0%
Pending Sales	0	0	0.0%	1	1	0.0%
Closed Sales	0	0	0.0%	1	1	0.0%
Days on Market Until Sale	--	--	--	2	92	+ 4500.0%
Median Sales Price*	--	--	--	$265,000	$295,000	+ 11.3%
Average Sales Price*	--	--	--	$265,000	$295,000	+ 11.3%
Percent of List Price Received*	--	--	--	100.0%	100.0%	0.0%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	--	2.0	--	--	--	--

* 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

Entire Service Area —
87144 —
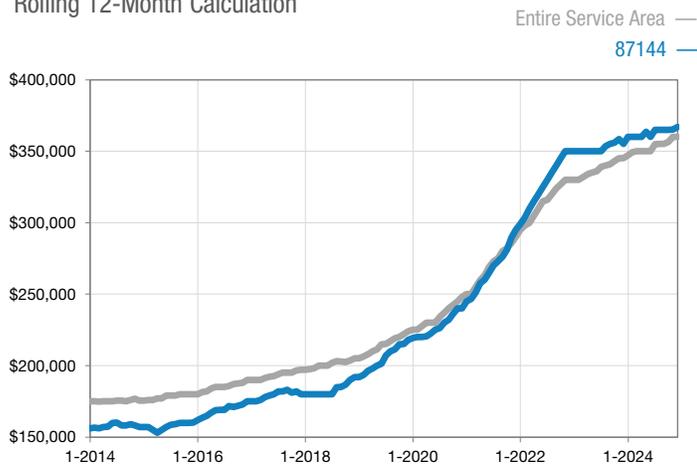
Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
87144 —
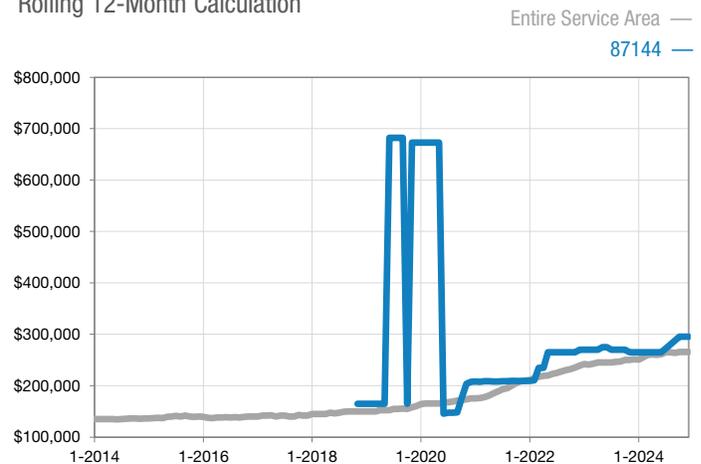
A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.