

Local Market Update for December 2024

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



Near North Valley – 101

East of Rio Grande River, South of Montgomery Blvd NE / Montano Rd NE, West of I-25, North of I-40

Single-Family Detached	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
Key Metrics						
New Listings	14	11	- 21.4%	209	257	+ 23.0%
Pending Sales	10	14	+ 40.0%	156	205	+ 31.4%
Closed Sales	18	24	+ 33.3%	160	197	+ 23.1%
Days on Market Until Sale	14	53	+ 278.6%	30	40	+ 33.3%
Median Sales Price*	\$324,450	\$395,000	+ 21.7%	\$329,950	\$359,000	+ 8.8%
Average Sales Price*	\$384,800	\$419,281	+ 9.0%	\$364,353	\$414,252	+ 13.7%
Percent of List Price Received*	98.4%	97.8%	- 0.6%	98.4%	98.2%	- 0.2%
Inventory of Homes for Sale	38	32	- 15.8%	--	--	--
Months Supply of Inventory	2.9	1.9	- 34.5%	--	--	--

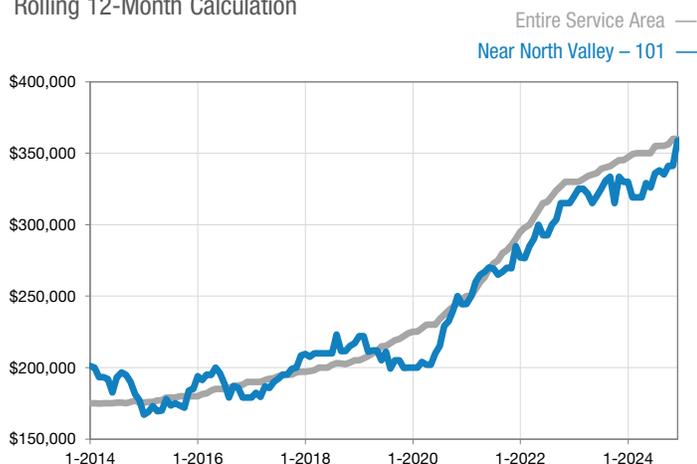
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
Key Metrics						
New Listings	4	7	+ 75.0%	45	61	+ 35.6%
Pending Sales	2	6	+ 200.0%	43	51	+ 18.6%
Closed Sales	4	7	+ 75.0%	41	51	+ 24.4%
Days on Market Until Sale	20	6	- 70.0%	58	29	- 50.0%
Median Sales Price*	\$290,500	\$245,000	- 15.7%	\$275,000	\$285,000	+ 3.6%
Average Sales Price*	\$320,250	\$320,786	+ 0.2%	\$292,694	\$318,675	+ 8.9%
Percent of List Price Received*	97.1%	99.4%	+ 2.4%	100.5%	98.6%	- 1.9%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	2.2	1.6	- 27.3%	--	--	--

* 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.

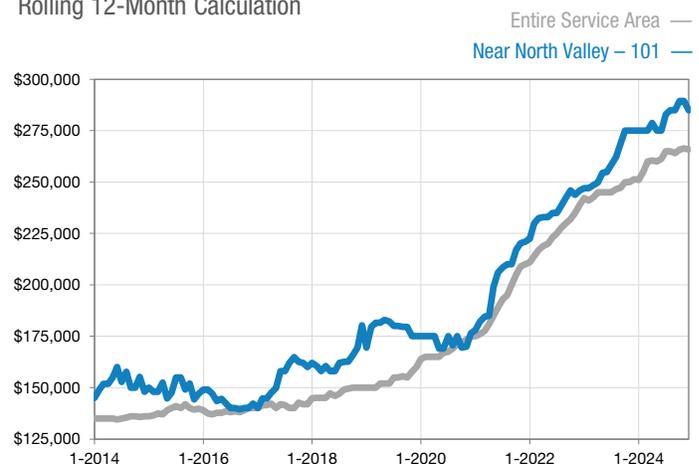
Median Sales Price - Single-Family Detached

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.