

Local Market Update for December 2024

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



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Single-Family Detached	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
Key Metrics						
New Listings	26	22	- 15.4%	597	636	+ 6.5%
Pending Sales	23	34	+ 47.8%	529	543	+ 2.6%
Closed Sales	31	44	+ 41.9%	538	527	- 2.0%
Days on Market Until Sale	31	38	+ 22.6%	18	24	+ 33.3%
Median Sales Price*	\$502,500	\$467,500	- 7.0%	\$437,000	\$450,000	+ 3.0%
Average Sales Price*	\$513,835	\$576,342	+ 12.2%	\$509,193	\$525,536	+ 3.2%
Percent of List Price Received*	98.6%	98.2%	- 0.4%	99.9%	99.2%	- 0.7%
Inventory of Homes for Sale	46	56	+ 21.7%	--	--	--
Months Supply of Inventory	1.0	1.2	+ 20.0%	--	--	--

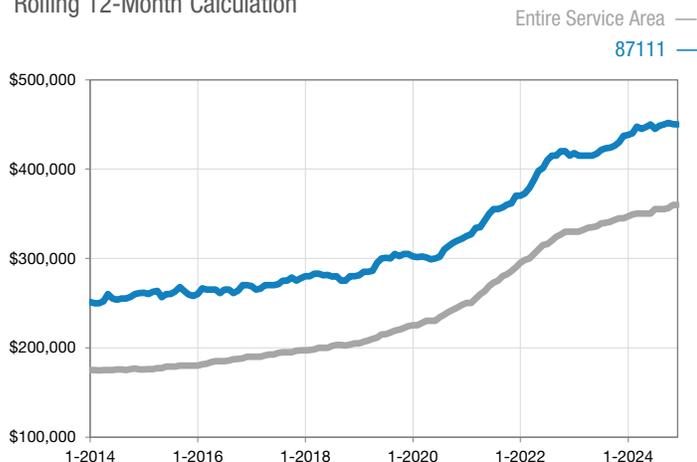
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
Key Metrics						
New Listings	13	14	+ 7.7%	156	181	+ 16.0%
Pending Sales	9	11	+ 22.2%	137	146	+ 6.6%
Closed Sales	11	8	- 27.3%	139	138	- 0.7%
Days on Market Until Sale	10	29	+ 190.0%	10	20	+ 100.0%
Median Sales Price*	\$270,000	\$337,750	+ 25.1%	\$317,500	\$322,250	+ 1.5%
Average Sales Price*	\$301,930	\$394,312	+ 30.6%	\$306,623	\$327,747	+ 6.9%
Percent of List Price Received*	98.4%	99.3%	+ 0.9%	100.4%	99.0%	- 1.4%
Inventory of Homes for Sale	18	21	+ 16.7%	--	--	--
Months Supply of Inventory	1.6	1.7	+ 6.3%	--	--	--

* 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.

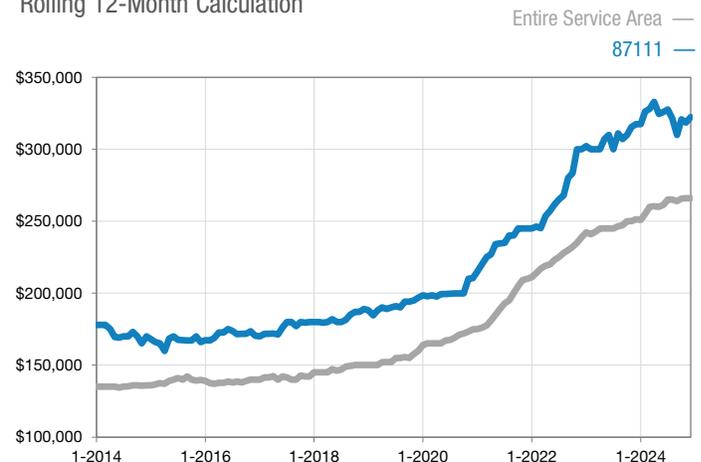
Median Sales Price - Single-Family Detached

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.