Local Market Update for December 2024

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

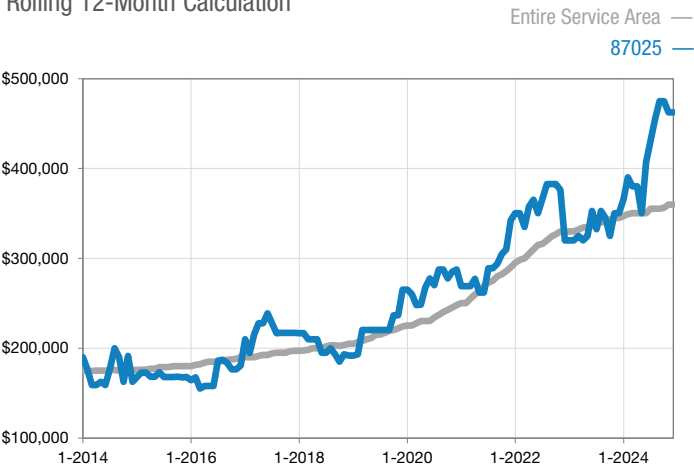**gaar**

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Single-Family Detached

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	1	1	0.0%	36	34	- 5.6%
Pending Sales	0	0	0.0%	28	22	- 21.4%
Closed Sales	1	3	+ 200.0%	27	24	- 11.1%
Days on Market Until Sale	109	75	- 31.2%	32	54	+ 68.8%
Median Sales Price*	$343,000	$330,000	- 3.8%	$350,000	$462,500	+ 32.1%
Average Sales Price*	$343,000	$443,333	+ 29.3%	$374,426	$451,125	+ 20.5%
Percent of List Price Received*	96.6%	99.3%	+ 2.8%	98.0%	97.8%	- 0.2%
Inventory of Homes for Sale	7	9	+ 28.6%	--	--	--
Months Supply of Inventory	2.8	4.1	+ 46.4%	--	--	--

* 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.
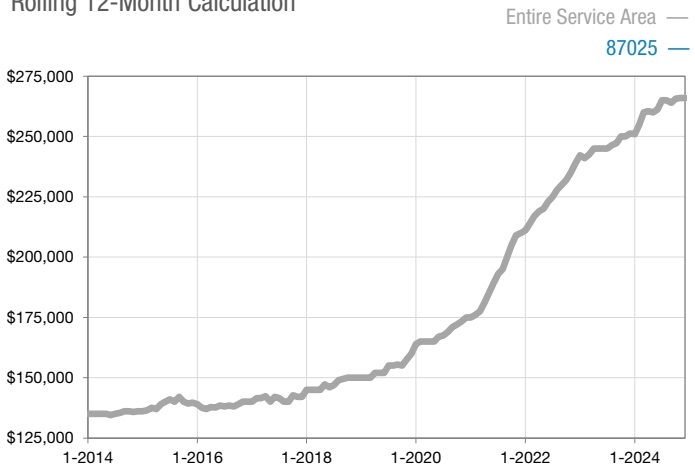
Single-Family Attached

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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 —
87025 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
87025 —

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.

Current as of January 5, 2025. All data from the Southwest Multiple Listing Service. Report © 2025 ShowingTime Plus, LLC.