

Local Market Update for December 2024

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



North Valley – 100

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

Single-Family Detached	December			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	13	12	- 7.7%	194	192	- 1.0%
Pending Sales	4	14	+ 250.0%	128	159	+ 24.2%
Closed Sales	7	15	+ 114.3%	125	155	+ 24.0%
Days on Market Until Sale	27	29	+ 7.4%	47	39	- 17.0%
Median Sales Price*	\$362,850	\$614,000	+ 69.2%	\$483,000	\$464,000	- 3.9%
Average Sales Price*	\$412,911	\$757,000	+ 83.3%	\$665,948	\$668,862	+ 0.4%
Percent of List Price Received*	97.6%	98.0%	+ 0.4%	98.1%	98.4%	+ 0.3%
Inventory of Homes for Sale	47	31	- 34.0%	--	--	--
Months Supply of Inventory	4.4	2.3	- 47.7%	--	--	--

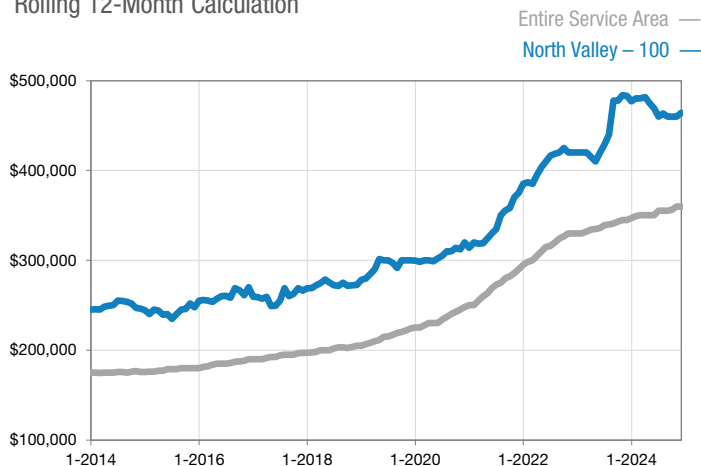
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	1	4	+ 300.0%	26	38	+ 46.2%
Pending Sales	1	1	0.0%	23	29	+ 26.1%
Closed Sales	1	3	+ 200.0%	21	30	+ 42.9%
Days on Market Until Sale	17	28	+ 64.7%	13	8	- 38.5%
Median Sales Price*	\$270,000	\$229,000	- 15.2%	\$232,000	\$248,750	+ 7.2%
Average Sales Price*	\$270,000	\$223,795	- 17.1%	\$237,252	\$248,589	+ 4.8%
Percent of List Price Received*	100.0%	96.9%	- 3.1%	100.8%	99.1%	- 1.7%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.5	1.5	+ 200.0%	--	--	--

* 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.

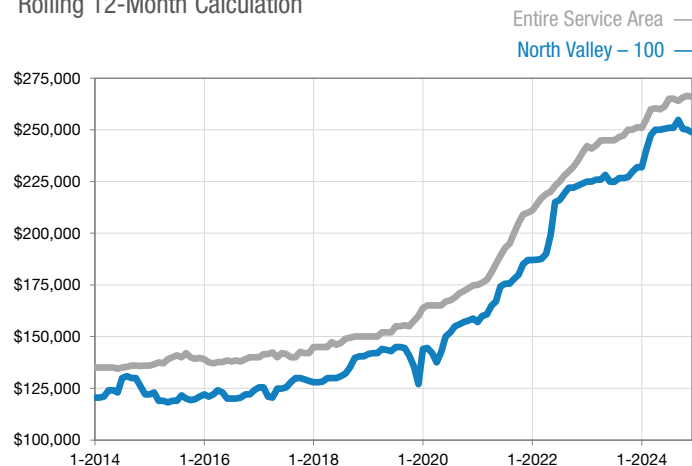
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.