

Local Market Update for December 2024

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



Albuquerque Acres West – 21

East of I-25, South of Tramway Rd, West of Ventura St NE, North of Paseo del Norte Blvd NE

Single-Family Detached	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
Key Metrics						
New Listings	3	10	+ 233.3%	171	161	- 5.8%
Pending Sales	5	14	+ 180.0%	136	133	- 2.2%
Closed Sales	14	12	- 14.3%	136	128	- 5.9%
Days on Market Until Sale	44	36	- 18.2%	16	33	+ 106.3%
Median Sales Price*	\$566,000	\$521,000	- 8.0%	\$540,000	\$565,000	+ 4.6%
Average Sales Price*	\$621,350	\$642,935	+ 3.5%	\$595,693	\$657,629	+ 10.4%
Percent of List Price Received*	98.3%	97.9%	- 0.4%	99.9%	99.4%	- 0.5%
Inventory of Homes for Sale	15	16	+ 6.7%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--

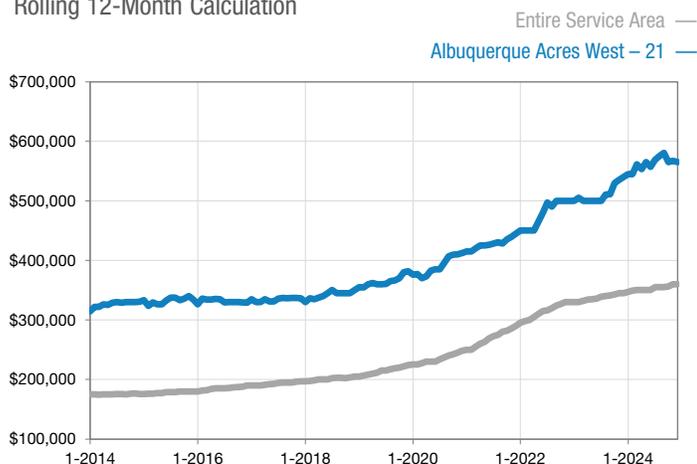
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
Key Metrics						
New Listings	0	0	0.0%	4	1	- 75.0%
Pending Sales	0	0	0.0%	3	1	- 66.7%
Closed Sales	0	1	--	3	1	- 66.7%
Days on Market Until Sale	--	15	--	5	15	+ 200.0%
Median Sales Price*	--	\$314,000	--	\$287,000	\$314,000	+ 9.4%
Average Sales Price*	--	\$314,000	--	\$286,333	\$314,000	+ 9.7%
Percent of List Price Received*	--	98.1%	--	101.0%	98.1%	- 2.9%
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.

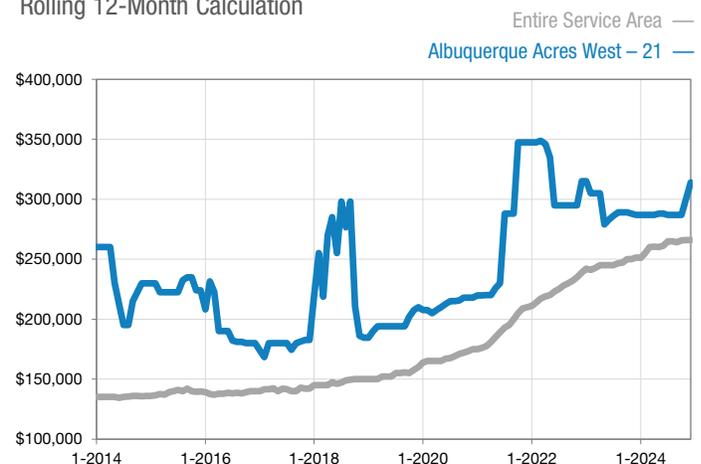
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.