

Local Market Update for December 2024

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



Mesa Del Sol – 72

South of Sunport Blvd, East of I-25, West of KAFB, North of Isleta Reservation

Single-Family Detached	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
Key Metrics						
New Listings	4	3	- 25.0%	47	71	+ 51.1%
Pending Sales	2	6	+ 200.0%	44	56	+ 27.3%
Closed Sales	3	3	0.0%	63	47	- 25.4%
Days on Market Until Sale	43	40	- 7.0%	36	47	+ 30.6%
Median Sales Price*	\$545,000	\$425,000	- 22.0%	\$389,000	\$452,365	+ 16.3%
Average Sales Price*	\$543,173	\$430,167	- 20.8%	\$419,801	\$465,496	+ 10.9%
Percent of List Price Received*	96.8%	97.2%	+ 0.4%	99.6%	98.9%	- 0.7%
Inventory of Homes for Sale	9	10	+ 11.1%	--	--	--
Months Supply of Inventory	2.5	2.1	- 16.0%	--	--	--

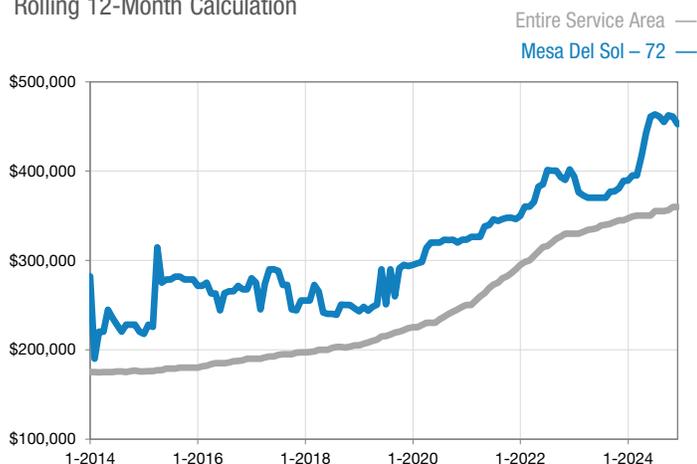
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
Key Metrics						
New Listings	1	0	- 100.0%	2	0	- 100.0%
Pending Sales	0	0	0.0%	1	1	0.0%
Closed Sales	0	0	0.0%	1	1	0.0%
Days on Market Until Sale	--	--	--	19	121	+ 536.8%
Median Sales Price*	--	--	--	\$370,000	\$335,000	- 9.5%
Average Sales Price*	--	--	--	\$370,000	\$335,000	- 9.5%
Percent of List Price Received*	--	--	--	95.1%	97.4%	+ 2.4%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	--	--	--	--	--

* 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.

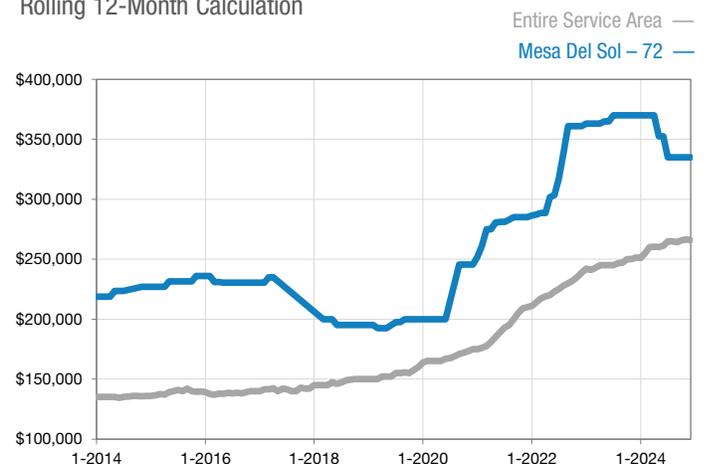
Median Sales Price - Single-Family Detached

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.