

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		
Key Metrics	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	14	16	+ 14.3%	277	303	+ 9.4%
Pending Sales	15	25	+ 66.7%	239	235	- 1.7%
Closed Sales	19	29	+ 52.6%	240	220	- 8.3%
Days on Market Until Sale	33	46	+ 39.4%	23	30	+ 30.4%
Median Sales Price*	\$257,000	\$296,000	+ 15.2%	\$270,000	\$295,000	+ 9.3%
Average Sales Price*	\$295,950	\$294,825	- 0.4%	\$305,223	\$328,844	+ 7.7%
Percent of List Price Received*	98.7%	98.8%	+ 0.1%	99.6%	98.9%	- 0.7%
Inventory of Homes for Sale	20	36	+ 80.0%	--	--	--
Months Supply of Inventory	1.0	1.8	+ 80.0%	--	--	--

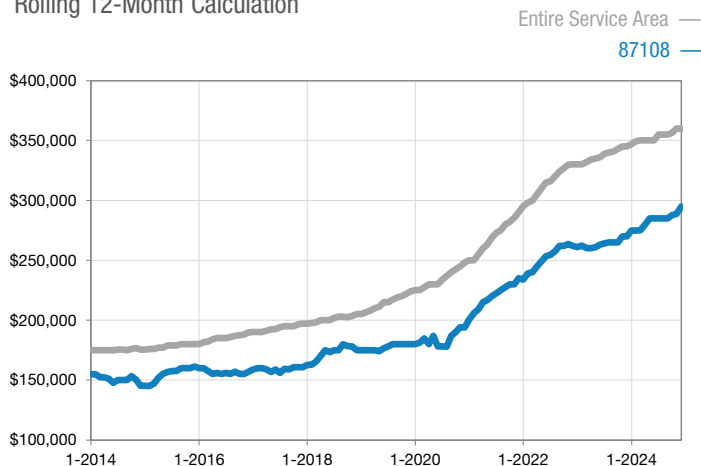
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	3	4	+ 33.3%	49	35	- 28.6%
Pending Sales	2	0	- 100.0%	34	26	- 23.5%
Closed Sales	4	0	- 100.0%	34	28	- 17.6%
Days on Market Until Sale	128	--	--	31	36	+ 16.1%
Median Sales Price*	\$842,500	--	--	\$189,750	\$227,500	+ 19.9%
Average Sales Price*	\$1,115,000	--	--	\$323,262	\$237,050	- 26.7%
Percent of List Price Received*	91.9%	--	--	98.2%	97.1%	- 1.1%
Inventory of Homes for Sale	9	10	+ 11.1%	--	--	--
Months Supply of Inventory	2.9	3.8	+ 31.0%	--	--	--

* 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.

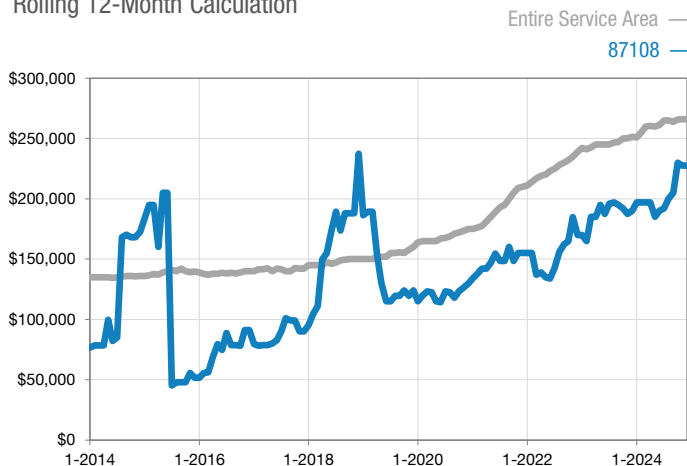
Median Sales Price - Single-Family Detached

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.