

Local Market Update for December 2024

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



Academy West – 32

East of I-25, South of Paseo del Norte Blvd NE, West of Wyoming Blvd NE, North of Montgomery 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	4	14	+ 250.0%	166	170	+ 2.4%
Pending Sales	11	13	+ 18.2%	159	132	- 17.0%
Closed Sales	10	13	+ 30.0%	154	131	- 14.9%
Days on Market Until Sale	31	39	+ 25.8%	20	25	+ 25.0%
Median Sales Price*	\$364,500	\$355,000	- 2.6%	\$372,500	\$375,000	+ 0.7%
Average Sales Price*	\$383,190	\$421,923	+ 10.1%	\$391,636	\$403,595	+ 3.1%
Percent of List Price Received*	100.2%	96.8%	- 3.4%	99.5%	99.1%	- 0.4%
Inventory of Homes for Sale	8	20	+ 150.0%	--	--	--
Months Supply of Inventory	0.6	1.8	+ 200.0%	--	--	--

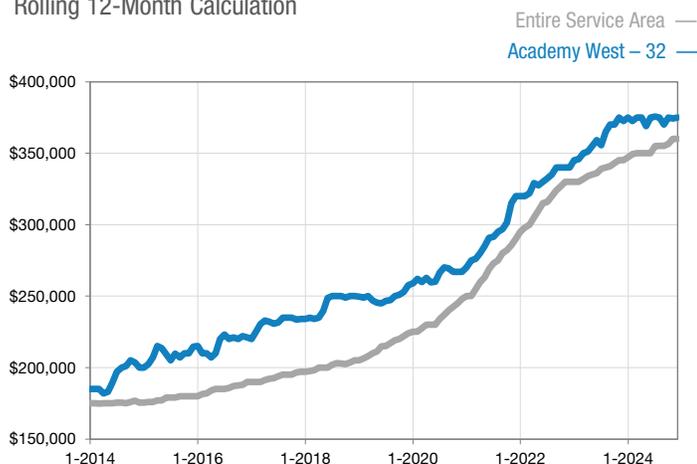
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
Key Metrics						
New Listings	10	7	- 30.0%	117	157	+ 34.2%
Pending Sales	6	11	+ 83.3%	95	122	+ 28.4%
Closed Sales	2	7	+ 250.0%	89	121	+ 36.0%
Days on Market Until Sale	28	44	+ 57.1%	16	22	+ 37.5%
Median Sales Price*	\$184,000	\$245,000	+ 33.2%	\$261,000	\$256,500	- 1.7%
Average Sales Price*	\$184,000	\$229,776	+ 24.9%	\$241,489	\$246,480	+ 2.1%
Percent of List Price Received*	98.3%	99.8%	+ 1.5%	100.3%	98.7%	- 1.6%
Inventory of Homes for Sale	15	19	+ 26.7%	--	--	--
Months Supply of Inventory	1.9	1.9	0.0%	--	--	--

* 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.

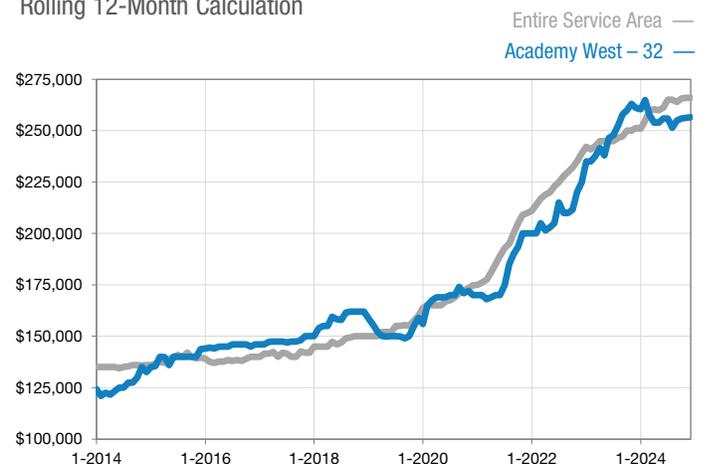
Median Sales Price - Single-Family Detached

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.