

Local Market Update for December 2024

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



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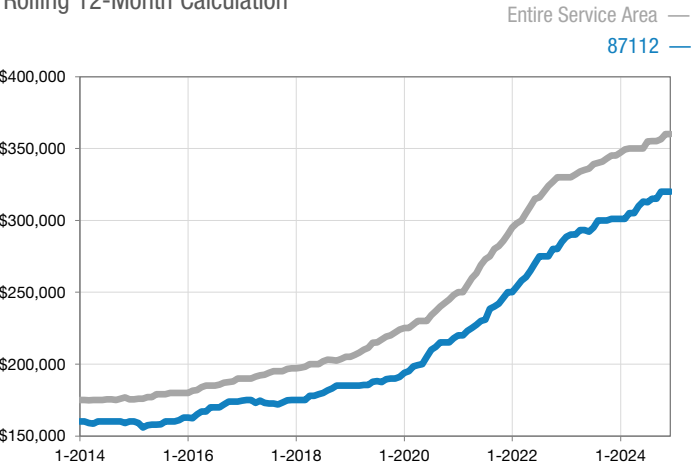
Single-Family Detached	December			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	31	30	- 3.2%	508	539	+ 6.1%
Pending Sales	33	30	- 9.1%	456	426	- 6.6%
Closed Sales	26	25	- 3.8%	454	430	- 5.3%
Days on Market Until Sale	24	42	+ 75.0%	17	26	+ 52.9%
Median Sales Price*	\$327,500	\$350,000	+ 6.9%	\$301,000	\$320,000	+ 6.3%
Average Sales Price*	\$328,415	\$360,424	+ 9.7%	\$326,878	\$349,227	+ 6.8%
Percent of List Price Received*	98.5%	98.3%	- 0.2%	99.8%	99.1%	- 0.7%
Inventory of Homes for Sale	45	69	+ 53.3%	--	--	--
Months Supply of Inventory	1.2	1.9	+ 58.3%	--	--	--

* 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.

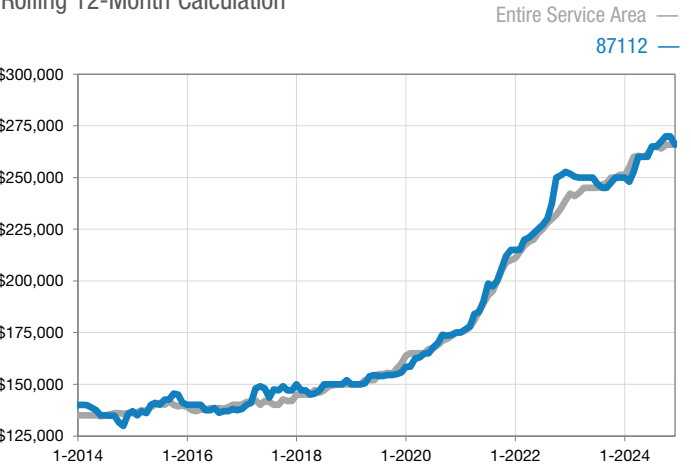
Single-Family Attached	December			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	3	6	+ 100.0%	55	62	+ 12.7%
Pending Sales	2	6	+ 200.0%	48	54	+ 12.5%
Closed Sales	3	3	0.0%	54	51	- 5.6%
Days on Market Until Sale	121	46	- 62.0%	23	18	- 21.7%
Median Sales Price*	\$250,000	\$257,000	+ 2.8%	\$250,000	\$266,000	+ 6.4%
Average Sales Price*	\$318,333	\$251,000	- 21.2%	\$247,415	\$265,444	+ 7.3%
Percent of List Price Received*	98.9%	99.7%	+ 0.8%	100.0%	99.5%	- 0.5%
Inventory of Homes for Sale	2	8	+ 300.0%	--	--	--
Months Supply of Inventory	0.5	1.8	+ 260.0%	--	--	--

* 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.