Local Market Update for December 2024

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

Los Chavez – 740

North of I-25 Bypass, South of Miller Rd, East of I-25, West of Rio Grande River

Single-Family Detached

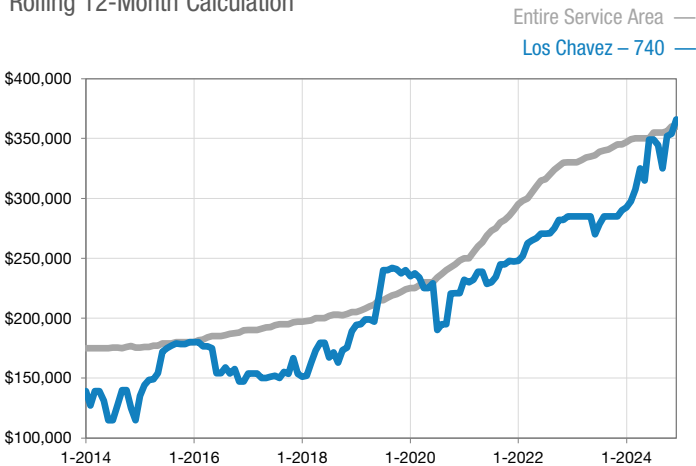| Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	1	1	0.0%	62	42	- 32.3%
Pending Sales	1	0	- 100.0%	31	33	+ 6.5%
Closed Sales	3	3	0.0%	33	34	+ 3.0%
Days on Market Until Sale	39	40	+ 2.6%	31	85	+ 174.2%
Median Sales Price*	$297,500	$500,000	+ 68.1%	$290,000	$366,000	+ 26.2%
Average Sales Price*	$423,167	$450,667	+ 6.5%	$331,894	$385,818	+ 16.2%
Percent of List Price Received*	100.0%	99.3%	- 0.7%	98.6%	98.1%	- 0.5%
Inventory of Homes for Sale	17	13	- 23.5%	--	--	--
Months Supply of Inventory	6.6	3.9	- 40.9%	--	--	--

* 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

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
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.
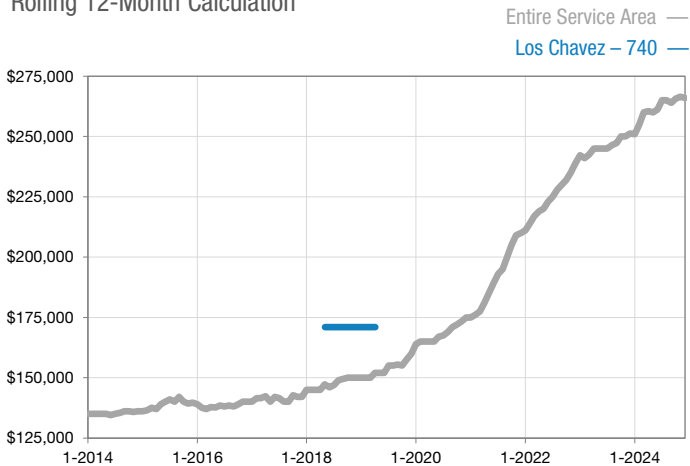
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Los Chavez – 740 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
Los Chavez – 740 —

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.