

Local Market Update for December 2024

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



Uptown – 41

East of I-25, South of Montgomery Blvd NE, West of Wyoming Blvd NE, North of I-40

Single-Family Detached	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
Key Metrics						
New Listings	13	25	+ 92.3%	299	363	+ 21.4%
Pending Sales	13	22	+ 69.2%	266	291	+ 9.4%
Closed Sales	17	23	+ 35.3%	276	279	+ 1.1%
Days on Market Until Sale	17	51	+ 200.0%	18	25	+ 38.9%
Median Sales Price*	\$310,000	\$310,000	0.0%	\$301,000	\$312,500	+ 3.8%
Average Sales Price*	\$311,859	\$307,284	- 1.5%	\$309,071	\$323,907	+ 4.8%
Percent of List Price Received*	98.9%	98.3%	- 0.6%	99.6%	99.1%	- 0.5%
Inventory of Homes for Sale	32	48	+ 50.0%	--	--	--
Months Supply of Inventory	1.4	2.0	+ 42.9%	--	--	--

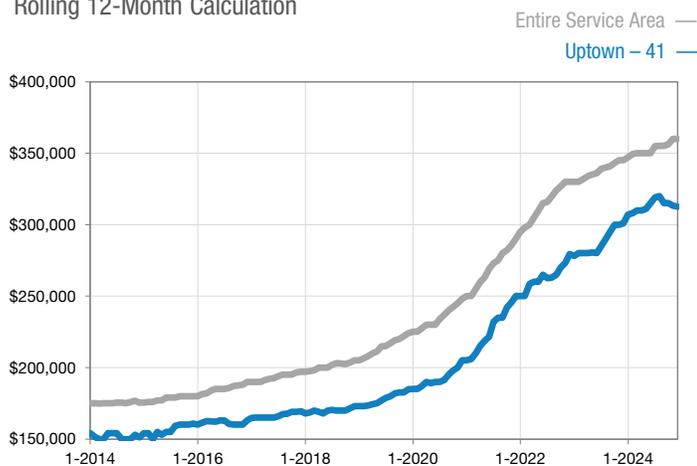
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
Key Metrics						
New Listings	4	5	+ 25.0%	64	64	0.0%
Pending Sales	3	0	- 100.0%	54	41	- 24.1%
Closed Sales	3	6	+ 100.0%	53	42	- 20.8%
Days on Market Until Sale	48	31	- 35.4%	13	26	+ 100.0%
Median Sales Price*	\$139,000	\$239,143	+ 72.0%	\$148,000	\$178,693	+ 20.7%
Average Sales Price*	\$144,667	\$323,531	+ 123.6%	\$165,636	\$242,857	+ 46.6%
Percent of List Price Received*	97.1%	100.1%	+ 3.1%	99.1%	98.0%	- 1.1%
Inventory of Homes for Sale	7	17	+ 142.9%	--	--	--
Months Supply of Inventory	1.6	4.6	+ 187.5%	--	--	--

* 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.

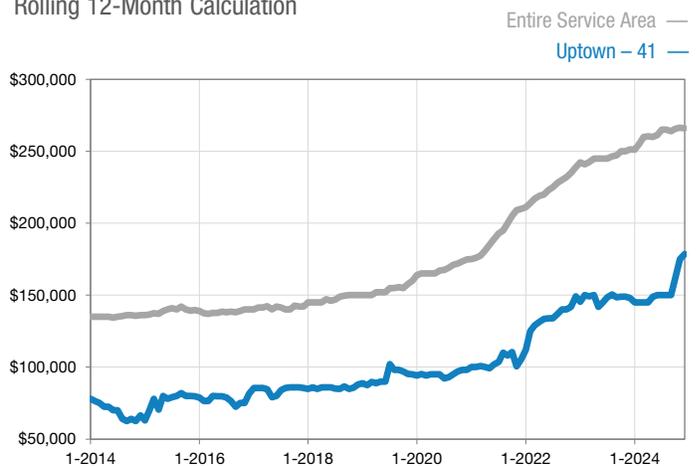
Median Sales Price - Single-Family Detached

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.