

# Local Market Update for December 2024

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



## Fairgrounds – 70

East of San Mateo Blvd NE, South of I-40, West of Wyoming Blvd NE, North of Central Ave

Single-Family Detached	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
<b>Key Metrics</b>						
New Listings	5	8	+ 60.0%	147	147	0.0%
Pending Sales	8	8	0.0%	123	110	- 10.6%
Closed Sales	12	11	- 8.3%	119	108	- 9.2%
Days on Market Until Sale	34	32	- 5.9%	18	29	+ 61.1%
Median Sales Price*	\$292,500	<b>\$275,000</b>	- 6.0%	\$270,000	<b>\$286,250</b>	+ 6.0%
Average Sales Price*	\$284,958	<b>\$260,983</b>	- 8.4%	\$272,667	<b>\$287,200</b>	+ 5.3%
Percent of List Price Received*	98.4%	<b>101.2%</b>	+ 2.8%	99.9%	<b>98.9%</b>	- 1.0%
Inventory of Homes for Sale	10	20	+ 100.0%	--	--	--
Months Supply of Inventory	1.0	2.2	+ 120.0%	--	--	--

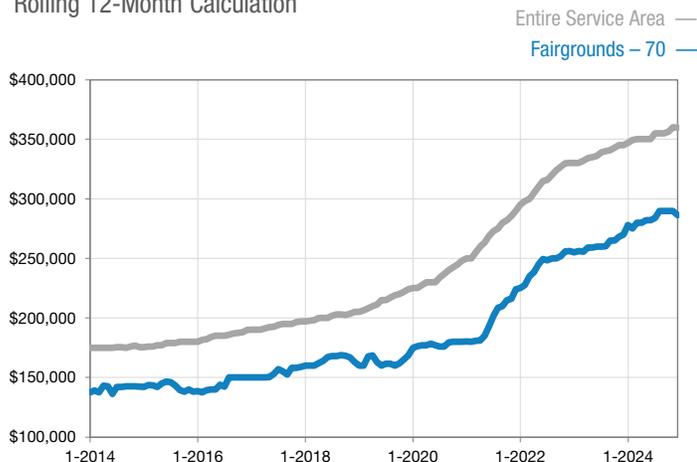
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
<b>Key Metrics</b>						
New Listings	0	0	0.0%	5	7	+ 40.0%
Pending Sales	0	0	0.0%	5	6	+ 20.0%
Closed Sales	0	0	0.0%	5	6	+ 20.0%
Days on Market Until Sale	--	--	--	3	4	+ 33.3%
Median Sales Price*	--	--	--	\$249,000	<b>\$249,000</b>	0.0%
Average Sales Price*	--	--	--	\$196,580	<b>\$252,500</b>	+ 28.4%
Percent of List Price Received*	--	--	--	97.9%	<b>99.7%</b>	+ 1.8%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	0.8	--	--	--	--

\* 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.

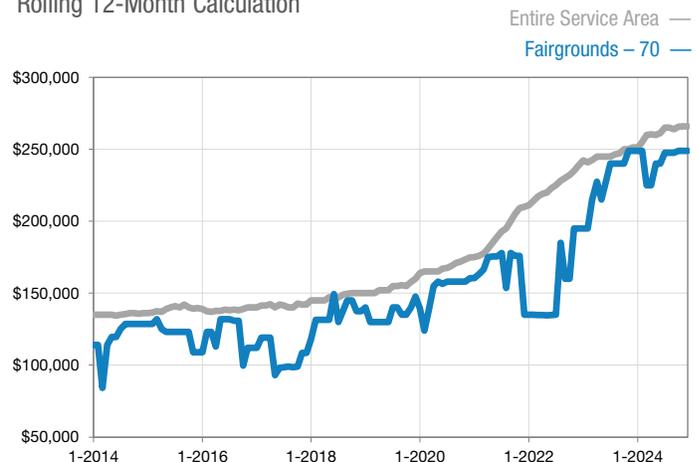
### Median Sales Price - Single-Family Detached

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.