Local Market Update for December 2024

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

gaar

Zuzax, Tijeras – 240

North of Tijeras, South of Frost Rd, East of Gutierrez Canyon, West of Hwy 217

Single-Family Detached

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	4	6	+ 50.0%	97	83	- 14.4%
Pending Sales	4	5	+ 25.0%	70	63	- 10.0%
Closed Sales	7	3	- 57.1%	68	65	- 4.4%
Days on Market Until Sale	33	198	+ 500.0%	25	41	+ 64.0%
Median Sales Price*	$432,500	$605,000	+ 39.9%	$436,250	$570,000	+ 30.7%
Average Sales Price*	$439,286	$655,000	+ 49.1%	$507,763	$583,936	+ 15.0%
Percent of List Price Received*	94.9%	96.2%	+ 1.4%	98.4%	97.7%	- 0.7%
Inventory of Homes for Sale	12	12	0.0%	--	--	--
Months Supply of Inventory	2.1	2.3	+ 9.5%	--	--	--

* 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.
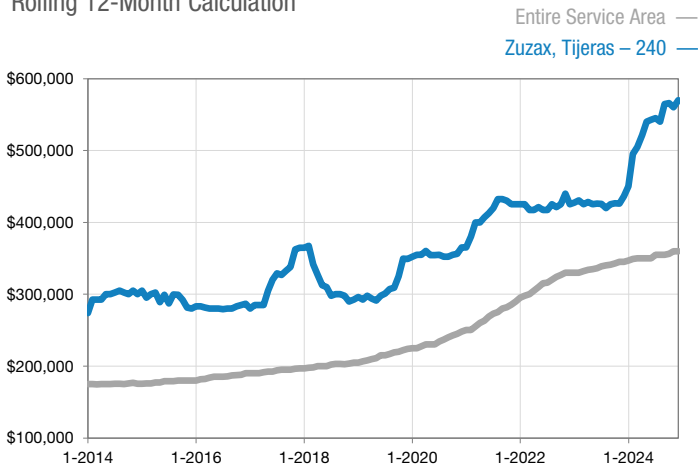
Single-Family Attached

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.
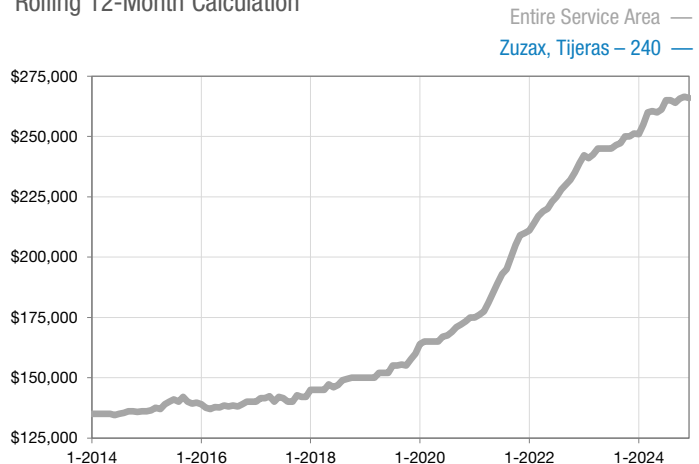
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Zuzax, Tijeras – 240 —

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

Entire Service Area —
Zuzax, Tijeras – 240 —

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.