Local Market Update for December 2024

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

gaar

South Moriarty – 291

South of I-40, North of Shondale Lane (CR A147), East of Lexco Rd to Guadalupe County Line

Single-Family Detached

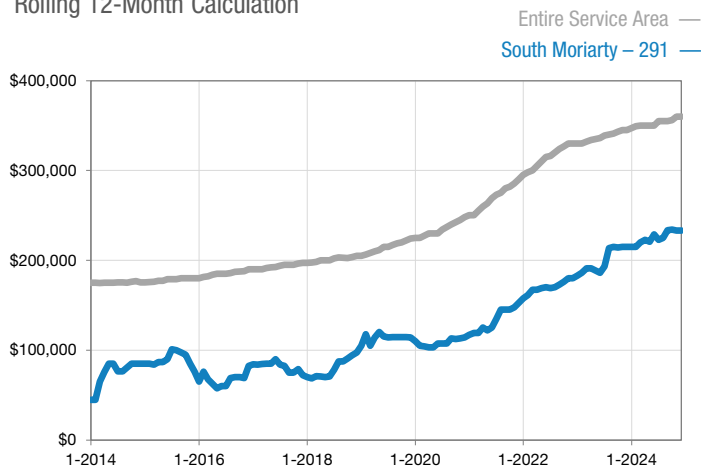| Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	1	6	+ 500.0%	35	53	+ 51.4%
Pending Sales	0	5	--	24	42	+ 75.0%
Closed Sales	0	6	--	23	38	+ 65.2%
Days on Market Until Sale	--	9	--	34	51	+ 50.0%
Median Sales Price*	--	$234,750	--	$215,000	$233,098	+ 8.4%
Average Sales Price*	--	$242,517	--	$216,706	$237,564	+ 9.6%
Percent of List Price Received*	--	99.8%	--	98.5%	98.9%	+ 0.4%
Inventory of Homes for Sale	9	9	0.0%	--	--	--
Months Supply of Inventory	3.4	2.4	- 29.4%	--	--	--

* 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	1	--
Pending Sales	0	0	0.0%	0	1	--
Closed Sales	0	1	--	0	1	--
Days on Market Until Sale	--	77	--	--	77	--
Median Sales Price*	--	$165,000	--	--	$165,000	--
Average Sales Price*	--	$165,000	--	--	$165,000	--
Percent of List Price Received*	--	100.0%	--	--	100.0%	--
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.
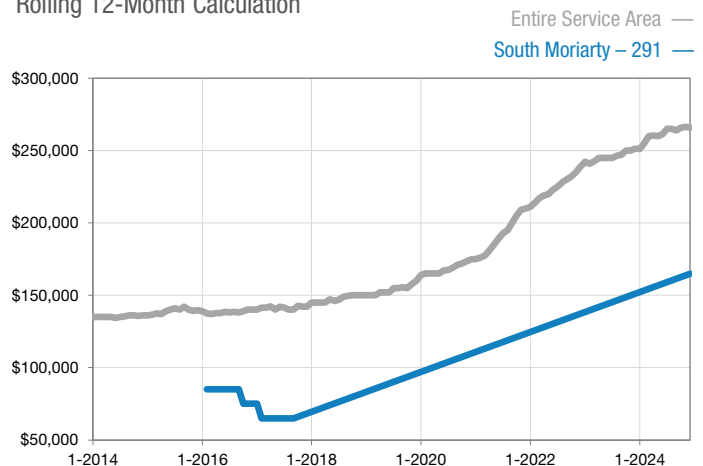
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
South Moriarty – 291 —

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

Entire Service Area —
South Moriarty – 291 —

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.

Current as of January 5, 2025. All data from the Southwest Multiple Listing Service. Report © 2024 ShowingTime Plus, LLC.