

Local Market Update for December 2024

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



Near South Valley – 90

East of Coors Blvd SW, South of Central Ave / Cesar Chavez, West of I-25, North of Rio Bravo Blvd SW

Single-Family Detached	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
Key Metrics						
New Listings	14	13	- 7.1%	177	200	+ 13.0%
Pending Sales	7	11	+ 57.1%	124	160	+ 29.0%
Closed Sales	7	10	+ 42.9%	125	155	+ 24.0%
Days on Market Until Sale	14	19	+ 35.7%	21	29	+ 38.1%
Median Sales Price*	\$199,000	\$265,000	+ 33.2%	\$228,000	\$255,000	+ 11.8%
Average Sales Price*	\$204,857	\$240,665	+ 17.5%	\$255,143	\$261,808	+ 2.6%
Percent of List Price Received*	102.2%	98.7%	- 3.4%	98.9%	98.8%	- 0.1%
Inventory of Homes for Sale	34	34	0.0%	--	--	--
Months Supply of Inventory	3.3	2.6	- 21.2%	--	--	--

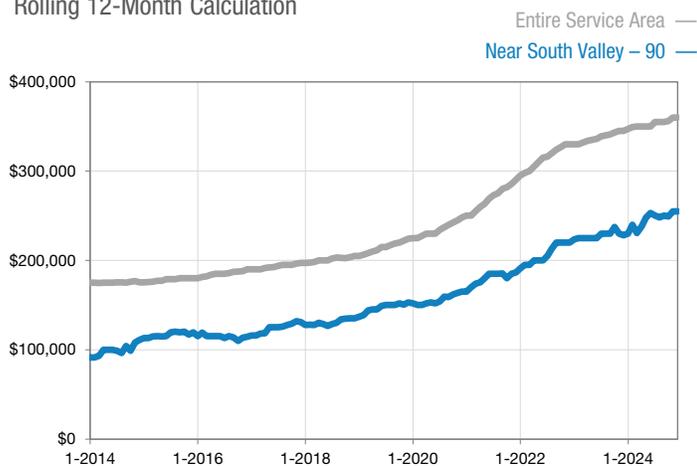
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
Key Metrics						
New Listings	1	0	- 100.0%	9	9	0.0%
Pending Sales	0	0	0.0%	9	6	- 33.3%
Closed Sales	3	0	- 100.0%	9	6	- 33.3%
Days on Market Until Sale	10	--	--	24	31	+ 29.2%
Median Sales Price*	\$225,000	--	--	\$167,000	\$197,500	+ 18.3%
Average Sales Price*	\$209,000	--	--	\$170,217	\$182,083	+ 7.0%
Percent of List Price Received*	98.5%	--	--	96.5%	100.7%	+ 4.4%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.3	--	--	--	--	--

* 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.

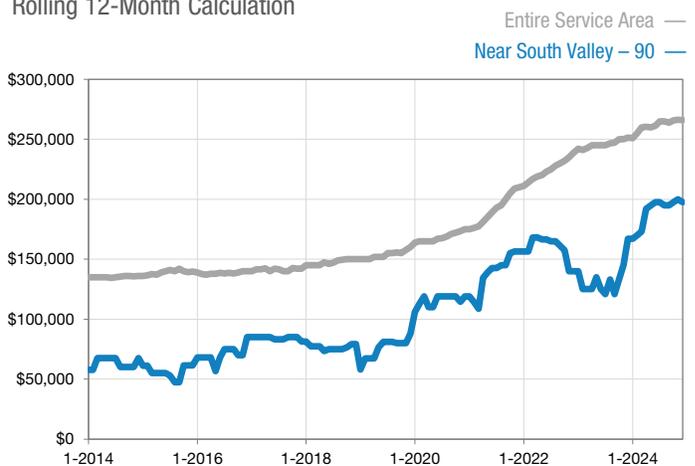
Median Sales Price - Single-Family Detached

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.