

Local Market Update for December 2024

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



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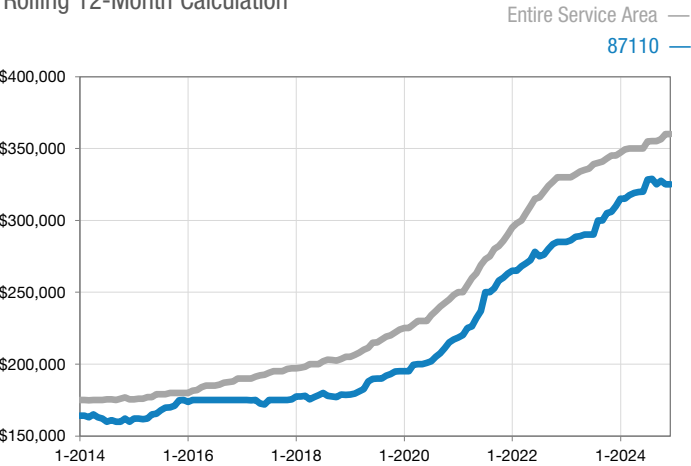
Single-Family Detached	December			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	24	28	+ 16.7%	457	524	+ 14.7%
Pending Sales	27	26	- 3.7%	388	422	+ 8.8%
Closed Sales	27	37	+ 37.0%	390	417	+ 6.9%
Days on Market Until Sale	24	52	+ 116.7%	17	28	+ 64.7%
Median Sales Price*	\$311,000	\$322,000	+ 3.5%	\$310,000	\$325,000	+ 4.8%
Average Sales Price*	\$327,119	\$340,638	+ 4.1%	\$327,771	\$343,753	+ 4.9%
Percent of List Price Received*	99.1%	98.3%	- 0.8%	99.7%	98.9%	- 0.8%
Inventory of Homes for Sale	49	61	+ 24.5%	--	--	--
Months Supply of Inventory	1.5	1.7	+ 13.3%	--	--	--

* 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.

Single-Family Attached	December			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	4	3	- 25.0%	52	48	- 7.7%
Pending Sales	3	0	- 100.0%	46	34	- 26.1%
Closed Sales	2	4	+ 100.0%	46	35	- 23.9%
Days on Market Until Sale	41	21	- 48.8%	11	24	+ 118.2%
Median Sales Price*	\$147,500	\$239,143	+ 62.1%	\$151,500	\$189,000	+ 24.8%
Average Sales Price*	\$147,500	\$242,322	+ 64.3%	\$169,046	\$244,374	+ 44.6%
Percent of List Price Received*	96.0%	99.2%	+ 3.3%	99.0%	98.1%	- 0.9%
Inventory of Homes for Sale	3	10	+ 233.3%	--	--	--
Months Supply of Inventory	0.8	3.2	+ 300.0%	--	--	--

* 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.

Median Sales Price - Single-Family Detached
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.

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

