

Local Market Update for December 2024

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



Foothills South – 51

East of Tramway Blvd to mountains, South of Montgomery Blvd NE, North of I-40

| Single-Family Detached | December | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2023 | 2024 | Percent Change | Thru 12-2023 | Thru 12-2024 | Percent Change |
| New Listings | 7 | 5 | - 28.6% | 161 | 199 | + 23.6% |
| Pending Sales | 10 | 15 | + 50.0% | 145 | 168 | + 15.9% |
| Closed Sales | 11 | 12 | + 9.1% | 149 | 163 | + 9.4% |
| Days on Market Until Sale | 26 | 73 | + 180.8% | 21 | 27 | + 28.6% |
| Median Sales Price* | \$495,000 | \$472,000 | - 4.6% | \$456,000 | \$467,500 | + 2.5% |
| Average Sales Price* | \$455,045 | \$515,825 | + 13.4% | \$468,332 | \$477,546 | + 2.0% |
| Percent of List Price Received* | 100.0% | 97.1% | - 2.9% | 99.8% | 99.0% | - 0.8% |
| Inventory of Homes for Sale | 14 | 15 | + 7.1% | -- | -- | -- |
| Months Supply of Inventory | 1.2 | 1.1 | - 8.3% | -- | -- | -- |

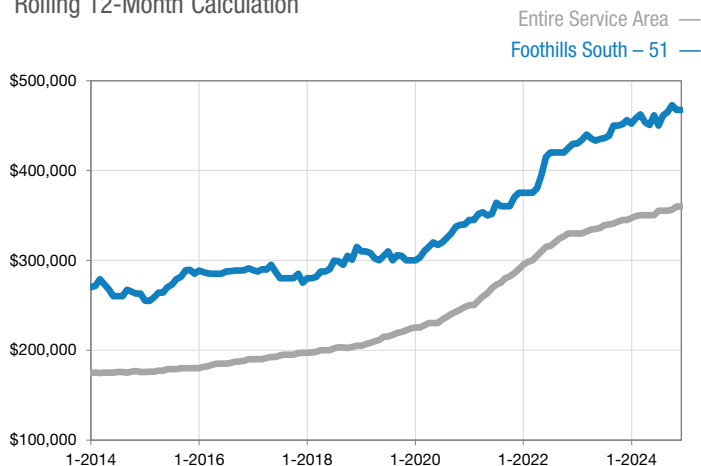
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | December | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2023 | 2024 | Percent Change | Thru 12-2023 | Thru 12-2024 | Percent Change |
| New Listings | 2 | 3 | + 50.0% | 37 | 41 | + 10.8% |
| Pending Sales | 0 | 5 | -- | 32 | 40 | + 25.0% |
| Closed Sales | 3 | 3 | 0.0% | 39 | 33 | - 15.4% |
| Days on Market Until Sale | 101 | 49 | - 51.5% | 22 | 19 | - 13.6% |
| Median Sales Price* | \$296,000 | \$257,000 | - 13.2% | \$265,000 | \$278,000 | + 4.9% |
| Average Sales Price* | \$348,001 | \$297,333 | - 14.6% | \$284,745 | \$296,591 | + 4.2% |
| Percent of List Price Received* | 97.6% | 97.6% | 0.0% | 100.1% | 98.0% | - 2.1% |
| Inventory of Homes for Sale | 2 | 3 | + 50.0% | -- | -- | -- |
| Months Supply of Inventory | 0.7 | 0.8 | + 14.3% | -- | -- | -- |

* 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.

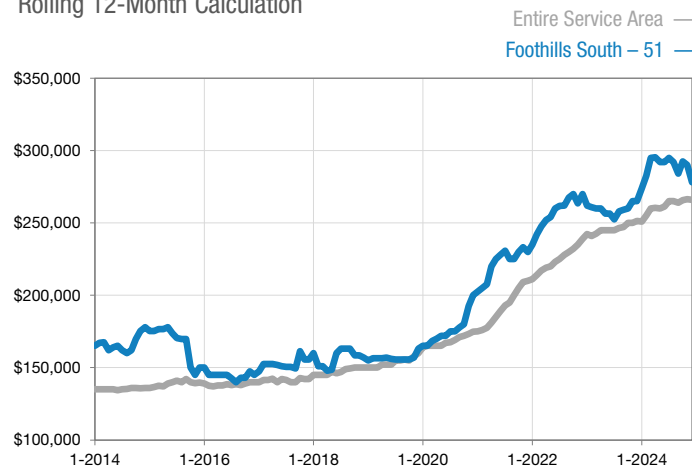
Median Sales Price - Single-Family Detached

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.