

Local Market Update for December 2024

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



UNM – 40

East of I-25, South of I-40, West of San Mateo Blvd NE, North of Central Ave

Single-Family Detached	December			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	11	10	- 9.1%	212	247	+ 16.5%
Pending Sales	10	14	+ 40.0%	170	187	+ 10.0%
Closed Sales	10	21	+ 110.0%	168	182	+ 8.3%
Days on Market Until Sale	25	49	+ 96.0%	18	31	+ 72.2%
Median Sales Price*	\$389,500	\$390,000	+ 0.1%	\$400,000	\$423,592	+ 5.9%
Average Sales Price*	\$432,860	\$430,242	- 0.6%	\$434,615	\$449,192	+ 3.4%
Percent of List Price Received*	100.0%	97.0%	- 3.0%	99.5%	98.8%	- 0.7%
Inventory of Homes for Sale	18	24	+ 33.3%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 15.4%	--	--	--

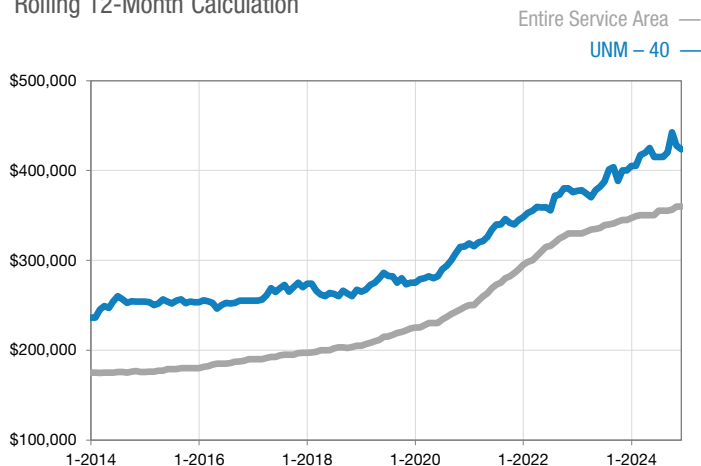
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	0	0	0.0%	18	10	- 44.4%
Pending Sales	0	1	--	12	7	- 41.7%
Closed Sales	2	1	- 50.0%	12	6	- 50.0%
Days on Market Until Sale	121	29	- 76.0%	25	17	- 32.0%
Median Sales Price*	\$865,000	\$420,000	- 51.4%	\$322,500	\$415,000	+ 28.7%
Average Sales Price*	\$865,000	\$420,000	- 51.4%	\$391,575	\$393,317	+ 0.4%
Percent of List Price Received*	87.5%	100.0%	+ 14.3%	99.5%	98.5%	- 1.0%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.8	--	--	--	--	--

* 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.

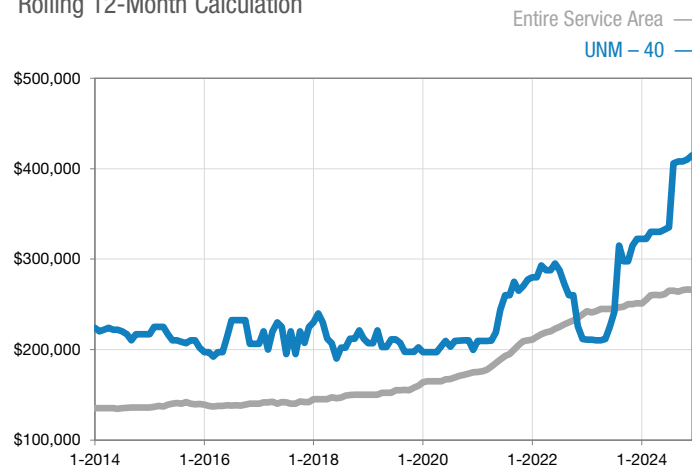
Median Sales Price - Single-Family Detached

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.