

Local Market Update for December 2024

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



87124

Single-Family Detached	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
Key Metrics						
New Listings	60	48	- 20.0%	885	903	+ 2.0%
Pending Sales	46	42	- 8.7%	715	730	+ 2.1%
Closed Sales	57	62	+ 8.8%	730	729	- 0.1%
Days on Market Until Sale	37	41	+ 10.8%	28	34	+ 21.4%
Median Sales Price*	\$353,490	\$390,000	+ 10.3%	\$355,000	\$370,000	+ 4.2%
Average Sales Price*	\$389,520	\$405,347	+ 4.1%	\$386,214	\$399,205	+ 3.4%
Percent of List Price Received*	99.4%	98.8%	- 0.6%	99.8%	99.1%	- 0.7%
Inventory of Homes for Sale	126	122	- 3.2%	--	--	--
Months Supply of Inventory	2.1	2.0	- 4.8%	--	--	--

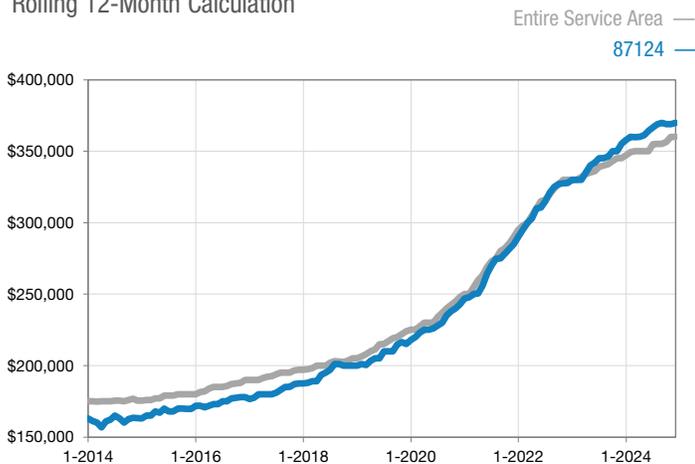
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
Key Metrics						
New Listings	4	6	+ 50.0%	89	109	+ 22.5%
Pending Sales	3	8	+ 166.7%	75	98	+ 30.7%
Closed Sales	5	11	+ 120.0%	74	89	+ 20.3%
Days on Market Until Sale	8	37	+ 362.5%	12	25	+ 108.3%
Median Sales Price*	\$218,000	\$295,000	+ 35.3%	\$260,000	\$265,000	+ 1.9%
Average Sales Price*	\$239,600	\$261,545	+ 9.2%	\$242,621	\$254,210	+ 4.8%
Percent of List Price Received*	98.7%	99.4%	+ 0.7%	100.2%	98.8%	- 1.4%
Inventory of Homes for Sale	13	7	- 46.2%	--	--	--
Months Supply of Inventory	2.1	0.9	- 57.1%	--	--	--

* 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.

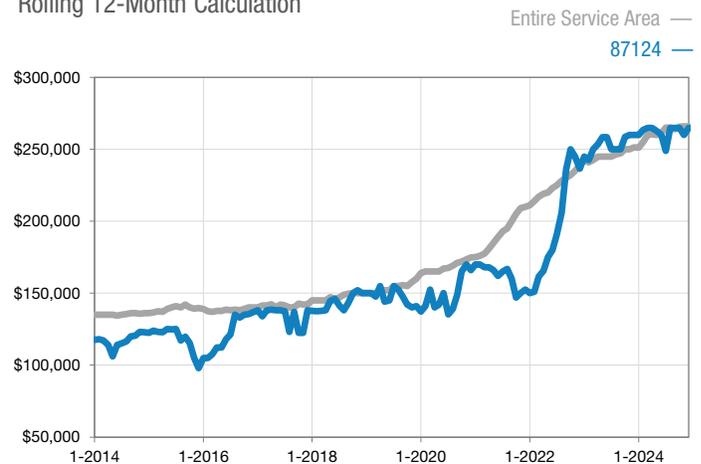
Median Sales Price - Single-Family Detached

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.