

Local Market Update for December 2024

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



87002

Single-Family Detached	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
Key Metrics						
New Listings	9	9	0.0%	300	280	- 6.7%
Pending Sales	18	18	0.0%	234	221	- 5.6%
Closed Sales	16	15	- 6.3%	229	221	- 3.5%
Days on Market Until Sale	67	58	- 13.4%	49	48	- 2.0%
Median Sales Price*	\$275,400	\$275,000	- 0.1%	\$256,900	\$272,900	+ 6.2%
Average Sales Price*	\$257,044	\$293,093	+ 14.0%	\$264,824	\$276,960	+ 4.6%
Percent of List Price Received*	97.7%	97.0%	- 0.7%	98.0%	98.4%	+ 0.4%
Inventory of Homes for Sale	56	50	- 10.7%	--	--	--
Months Supply of Inventory	2.9	2.7	- 6.9%	--	--	--

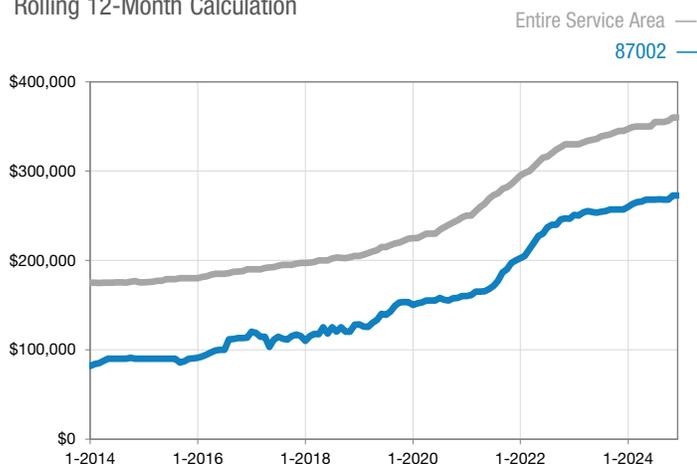
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
Key Metrics						
New Listings	0	3	--	20	23	+ 15.0%
Pending Sales	1	2	+ 100.0%	14	17	+ 21.4%
Closed Sales	0	0	0.0%	14	16	+ 14.3%
Days on Market Until Sale	--	--	--	12	27	+ 125.0%
Median Sales Price*	--	--	--	\$191,500	\$215,000	+ 12.3%
Average Sales Price*	--	--	--	\$184,646	\$209,406	+ 13.4%
Percent of List Price Received*	--	--	--	101.7%	98.8%	- 2.9%
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	--	1.6	--	--	--	--

* 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.

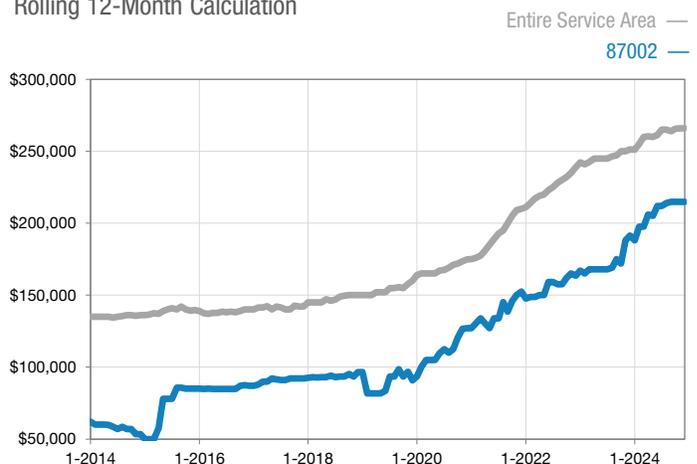
Median Sales Price - Single-Family Detached

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.