

Local Market Update for December 2024

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



87122

Single-Family Detached	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
Key Metrics						
New Listings	18	13	- 27.8%	309	308	- 0.3%
Pending Sales	11	20	+ 81.8%	243	253	+ 4.1%
Closed Sales	21	17	- 19.0%	252	241	- 4.4%
Days on Market Until Sale	27	45	+ 66.7%	22	30	+ 36.4%
Median Sales Price*	\$753,575	\$770,000	+ 2.2%	\$736,000	\$735,000	- 0.1%
Average Sales Price*	\$781,556	\$812,910	+ 4.0%	\$805,657	\$812,195	+ 0.8%
Percent of List Price Received*	97.8%	97.4%	- 0.4%	98.8%	98.6%	- 0.2%
Inventory of Homes for Sale	37	30	- 18.9%	--	--	--
Months Supply of Inventory	1.8	1.4	- 22.2%	--	--	--

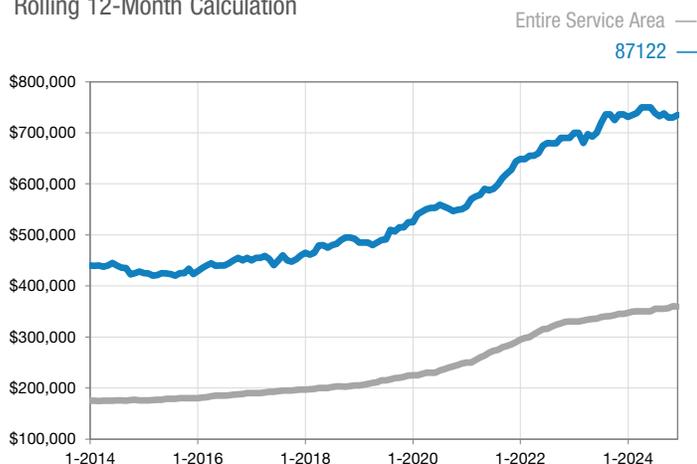
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
Key Metrics						
New Listings	0	0	0.0%	9	11	+ 22.2%
Pending Sales	1	0	- 100.0%	7	7	0.0%
Closed Sales	1	0	- 100.0%	7	7	0.0%
Days on Market Until Sale	24	--	--	23	22	- 4.3%
Median Sales Price*	\$475,000	--	--	\$335,000	\$370,000	+ 10.4%
Average Sales Price*	\$475,000	--	--	\$374,271	\$406,714	+ 8.7%
Percent of List Price Received*	100.0%	--	--	103.9%	98.1%	- 5.6%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	0.7	--	--	--	--

* 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.

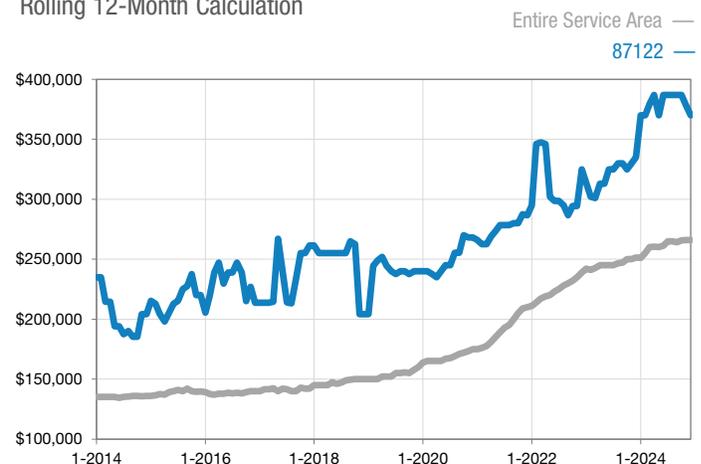
Median Sales Price - Single-Family Detached

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.