

Local Market Update for December 2024

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



Downtown Area – 80

East of Rio Grande River, South of I-40, East of I-25, North of Cesar Chavez

Single-Family Detached	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
Key Metrics						
New Listings	7	4	- 42.9%	162	156	- 3.7%
Pending Sales	8	10	+ 25.0%	123	108	- 12.2%
Closed Sales	8	13	+ 62.5%	125	103	- 17.6%
Days on Market Until Sale	18	29	+ 61.1%	30	32	+ 6.7%
Median Sales Price*	\$265,000	\$350,000	+ 32.1%	\$285,000	\$300,000	+ 5.3%
Average Sales Price*	\$260,063	\$391,337	+ 50.5%	\$341,340	\$348,518	+ 2.1%
Percent of List Price Received*	100.1%	95.9%	- 4.2%	98.7%	96.5%	- 2.2%
Inventory of Homes for Sale	22	32	+ 45.5%	--	--	--
Months Supply of Inventory	2.1	3.6	+ 71.4%	--	--	--

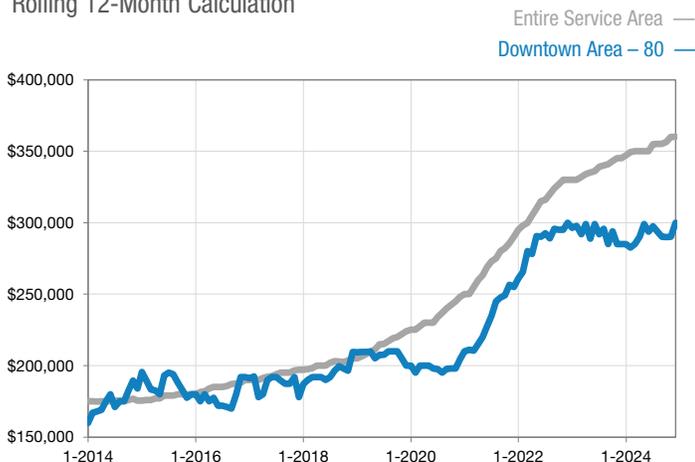
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
Key Metrics						
New Listings	6	4	- 33.3%	100	78	- 22.0%
Pending Sales	1	3	+ 200.0%	81	56	- 30.9%
Closed Sales	5	3	- 40.0%	86	53	- 38.4%
Days on Market Until Sale	44	11	- 75.0%	30	52	+ 73.3%
Median Sales Price*	\$300,000	\$245,000	- 18.3%	\$315,000	\$265,000	- 15.9%
Average Sales Price*	\$292,780	\$274,908	- 6.1%	\$307,339	\$277,397	- 9.7%
Percent of List Price Received*	96.6%	98.2%	+ 1.7%	98.6%	97.7%	- 0.9%
Inventory of Homes for Sale	18	16	- 11.1%	--	--	--
Months Supply of Inventory	2.7	3.4	+ 25.9%	--	--	--

* 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.

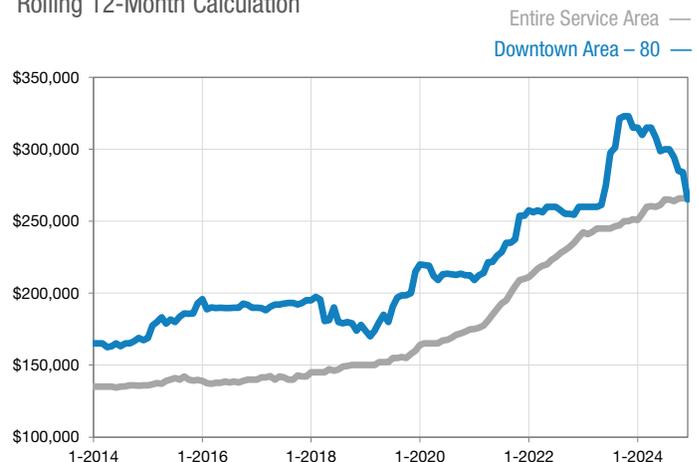
Median Sales Price - Single-Family Detached

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.