Local Market Update for December 2024

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

gaar

87031

Single-Family Detached

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	38	38	0.0%	722	745	+ 3.2%
Pending Sales	26	27	+ 3.8%	600	529	- 11.8%
Closed Sales	47	35	- 25.5%	607	528	- 13.0%
Days on Market Until Sale	51	60	+ 17.6%	54	50	- 7.4%
Median Sales Price*	$308,900	$300,000	- 2.9%	$303,490	$321,790	+ 6.0%
Average Sales Price*	$331,167	$348,206	+ 5.1%	$319,326	$347,276	+ 8.8%
Percent of List Price Received*	98.9%	98.9%	0.0%	99.0%	98.8%	- 0.2%
Inventory of Homes for Sale	108	152	+ 40.7%	--	--	--
Months Supply of Inventory	2.2	3.4	+ 54.5%	--	--	--

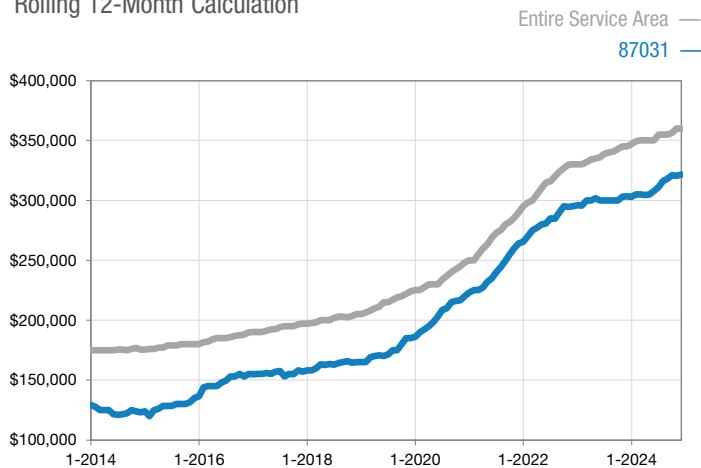* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	1	3	+ 200.0%	26	18	- 30.8%
Pending Sales	2	2	0.0%	18	16	- 11.1%
Closed Sales	3	1	- 66.7%	17	15	- 11.8%
Days on Market Until Sale	20	2	- 90.0%	8	16	+ 100.0%
Median Sales Price*	$225,000	$247,500	+ 10.0%	$230,000	$245,000	+ 6.5%
Average Sales Price*	$218,000	$247,500	+ 13.5%	$226,353	$253,447	+ 12.0%
Percent of List Price Received*	100.0%	97.1%	- 2.9%	101.7%	99.6%	- 2.1%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.4	1.0	+ 150.0%	--	--	--

* 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.
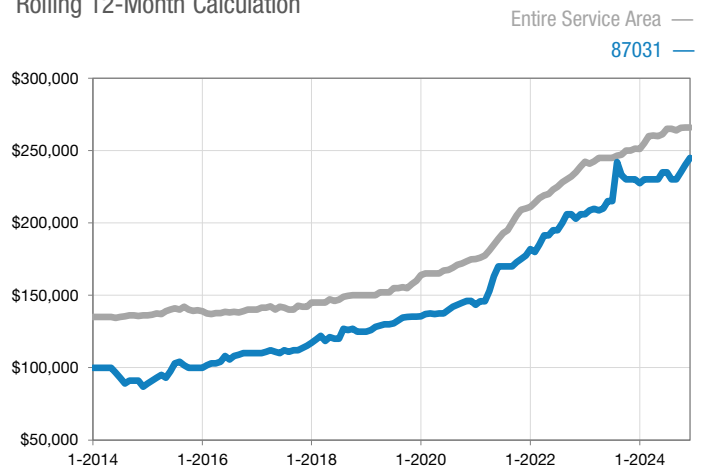
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
87031 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
87031 —

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.