# Local Market Update for December 2024

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

**gaar**

# Far North Valley – 102

East of Rio Grande River, South of Sandoval County Line, West of I-25, North of Alameda Blvd NE

## Single-Family Detached

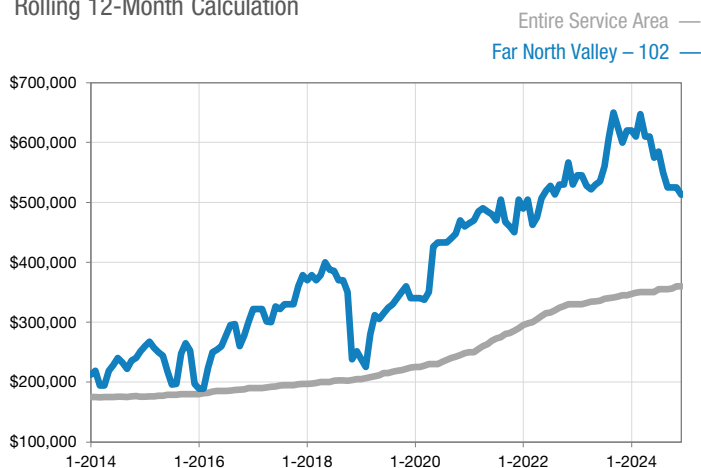| Key Metrics | December 2023 | December 2024 | Percent Change | Year to Date Thru 12-2023 | Year to Date Thru 12-2024 | Percent Change |
|---|---|---|---|---|---|---|
| New Listings | 0 | 1 | -- | 38 | 40 | + 5.3% |
| Pending Sales | 0 | 4 | -- | 19 | 30 | + 57.9% |
| Closed Sales | 0 | 1 | -- | 19 | 28 | + 47.4% |
| Days on Market Until Sale | -- | 107 | -- | 39 | 53 | + 35.9% |
| Median Sales Price* | -- | $150,000 | -- | $620,000 | $512,500 | - 17.3% |
| Average Sales Price* | -- | $150,000 | -- | $610,117 | $608,142 | - 0.3% |
| Percent of List Price Received* | -- | 71.5% | -- | 97.8% | 95.3% | - 2.6% |
| Inventory of Homes for Sale | 6 | 5 | - 16.7% | -- | -- | -- |
| Months Supply of Inventory | 3.2 | 1.7 | - 46.9% | -- | -- | -- |

* 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

| Key Metrics | December 2023 | December 2024 | Percent Change | Year to Date Thru 12-2023 | Year to Date Thru 12-2024 | Percent Change |
|---|---|---|---|---|---|---|
| New Listings | 0 | 0 | 0.0% | 1 | 0 | - 100.0% |
| Pending Sales | 0 | 0 | 0.0% | 1 | 0 | - 100.0% |
| Closed Sales | 0 | 0 | 0.0% | 1 | 0 | - 100.0% |
| Days on Market Until Sale | -- | -- | -- | 47 | -- | -- |
| Median Sales Price* | -- | -- | -- | $380,000 | -- | -- |
| Average Sales Price* | -- | -- | -- | $380,000 | -- | -- |
| Percent of List Price Received* | -- | -- | -- | 98.7% | -- | -- |
| Inventory of Homes for Sale | 0 | 0 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | -- | -- | -- | -- | -- | -- |

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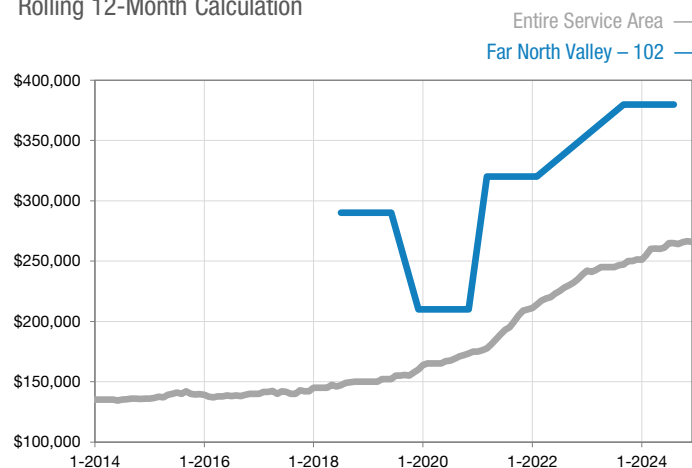
## Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Far North Valley – 102 —



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

Entire Service Area —
Far North Valley – 102 —



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.