

Local Market Update for December 2024

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



Northwest Heights – 110

East of Paseo del Volcan, South of Paseo del Norte Blvd NE, West of Coors Blvd NW / Rio Grande River, North of Unser Blvd NW

Single-Family Detached	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
Key Metrics						
New Listings	26	35	+ 34.6%	680	715	+ 5.1%
Pending Sales	34	27	- 20.6%	544	552	+ 1.5%
Closed Sales	43	43	0.0%	552	556	+ 0.7%
Days on Market Until Sale	36	50	+ 38.9%	33	40	+ 21.2%
Median Sales Price*	\$369,900	\$450,000	+ 21.7%	\$405,000	\$425,000	+ 4.9%
Average Sales Price*	\$408,968	\$467,439	+ 14.3%	\$443,364	\$456,151	+ 2.9%
Percent of List Price Received*	98.6%	99.5%	+ 0.9%	99.5%	99.0%	- 0.5%
Inventory of Homes for Sale	85	88	+ 3.5%	--	--	--
Months Supply of Inventory	1.9	1.9	0.0%	--	--	--

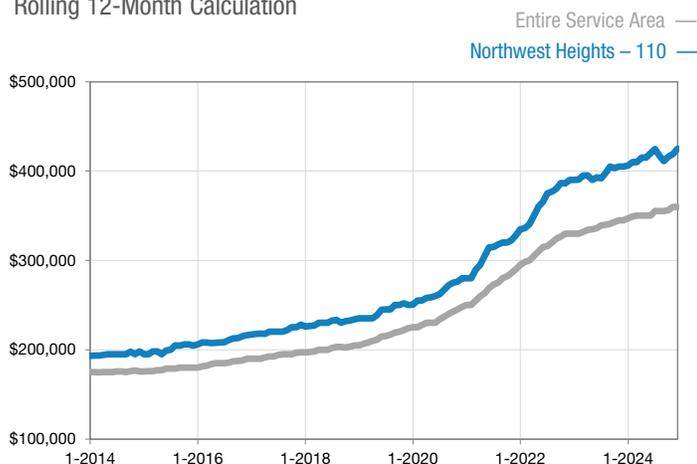
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
Key Metrics						
New Listings	3	1	- 66.7%	38	35	- 7.9%
Pending Sales	0	2	--	33	34	+ 3.0%
Closed Sales	2	3	+ 50.0%	32	33	+ 3.1%
Days on Market Until Sale	16	11	- 31.3%	23	25	+ 8.7%
Median Sales Price*	\$307,500	\$315,000	+ 2.4%	\$324,450	\$274,500	- 15.4%
Average Sales Price*	\$307,500	\$351,897	+ 14.4%	\$335,036	\$332,354	- 0.8%
Percent of List Price Received*	101.0%	98.3%	- 2.7%	100.0%	98.5%	- 1.5%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	1.4	0.7	- 50.0%	--	--	--

* 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.

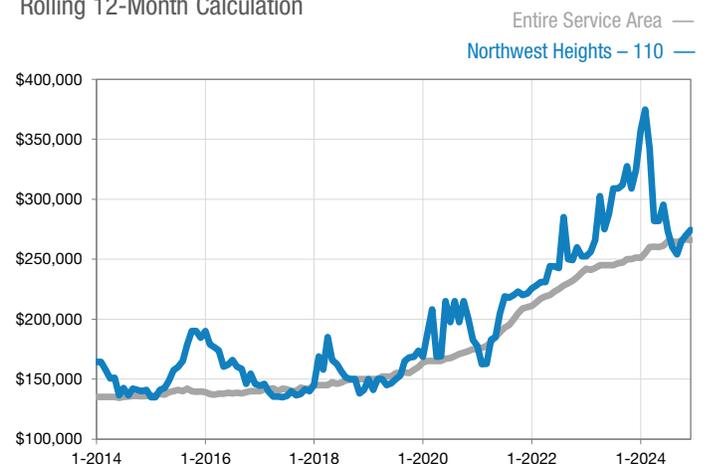
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.