

Local Market Update for December 2024

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



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Single-Family Detached	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
Key Metrics						
New Listings	15	19	+ 26.7%	418	485	+ 16.0%
Pending Sales	25	32	+ 28.0%	362	398	+ 9.9%
Closed Sales	26	29	+ 11.5%	360	387	+ 7.5%
Days on Market Until Sale	24	41	+ 70.8%	22	24	+ 9.1%
Median Sales Price*	\$304,000	\$375,000	+ 23.4%	\$355,000	\$342,500	- 3.5%
Average Sales Price*	\$350,360	\$395,524	+ 12.9%	\$375,605	\$376,040	+ 0.1%
Percent of List Price Received*	98.3%	98.4%	+ 0.1%	99.3%	98.9%	- 0.4%
Inventory of Homes for Sale	32	45	+ 40.6%	--	--	--
Months Supply of Inventory	1.1	1.4	+ 27.3%	--	--	--

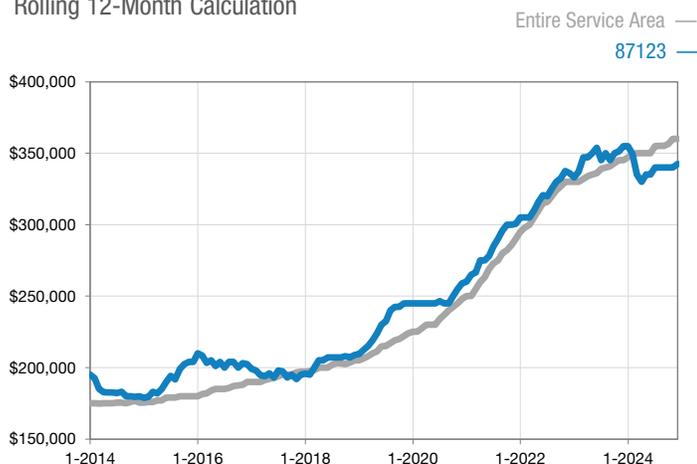
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
Key Metrics						
New Listings	4	4	0.0%	99	98	- 1.0%
Pending Sales	4	3	- 25.0%	89	83	- 6.7%
Closed Sales	8	10	+ 25.0%	93	81	- 12.9%
Days on Market Until Sale	24	33	+ 37.5%	12	16	+ 33.3%
Median Sales Price*	\$280,750	\$277,500	- 1.2%	\$270,000	\$279,000	+ 3.3%
Average Sales Price*	\$296,525	\$281,500	- 5.1%	\$267,434	\$285,617	+ 6.8%
Percent of List Price Received*	99.4%	99.8%	+ 0.4%	100.5%	100.2%	- 0.3%
Inventory of Homes for Sale	6	8	+ 33.3%	--	--	--
Months Supply of Inventory	0.8	1.2	+ 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.

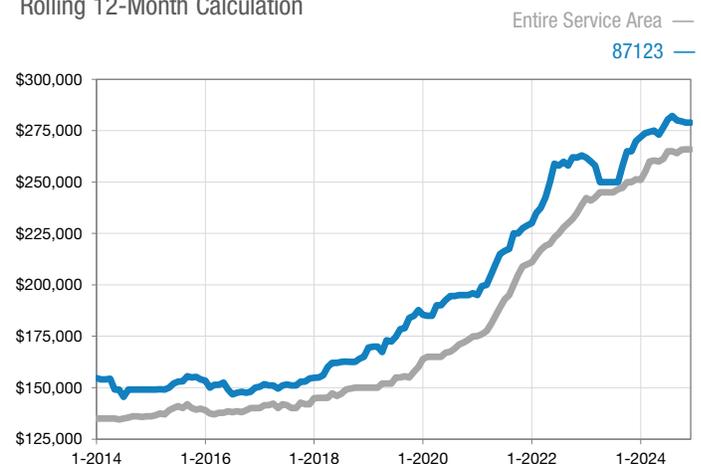
Median Sales Price - Single-Family Detached

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.