

Local Market Update for December 2024

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



87004

Single-Family Detached	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
Key Metrics						
New Listings	2	7	+ 250.0%	85	110	+ 29.4%
Pending Sales	3	7	+ 133.3%	73	79	+ 8.2%
Closed Sales	9	4	- 55.6%	73	74	+ 1.4%
Days on Market Until Sale	47	87	+ 85.1%	33	34	+ 3.0%
Median Sales Price*	\$380,000	\$441,750	+ 16.3%	\$365,000	\$405,000	+ 11.0%
Average Sales Price*	\$378,667	\$504,500	+ 33.2%	\$383,133	\$415,904	+ 8.6%
Percent of List Price Received*	98.5%	99.3%	+ 0.8%	98.8%	98.7%	- 0.1%
Inventory of Homes for Sale	13	19	+ 46.2%	--	--	--
Months Supply of Inventory	2.1	2.9	+ 38.1%	--	--	--

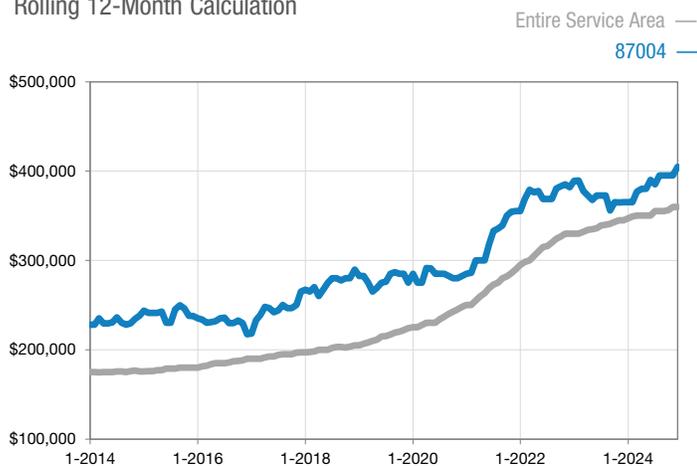
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
Key Metrics						
New Listings	0	0	0.0%	3	3	0.0%
Pending Sales	0	0	0.0%	3	1	- 66.7%
Closed Sales	0	0	0.0%	2	1	- 50.0%
Days on Market Until Sale	--	--	--	2	2	0.0%
Median Sales Price*	--	--	--	\$187,450	\$180,000	- 4.0%
Average Sales Price*	--	--	--	\$187,450	\$180,000	- 4.0%
Percent of List Price Received*	--	--	--	101.2%	95.2%	- 5.9%
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.

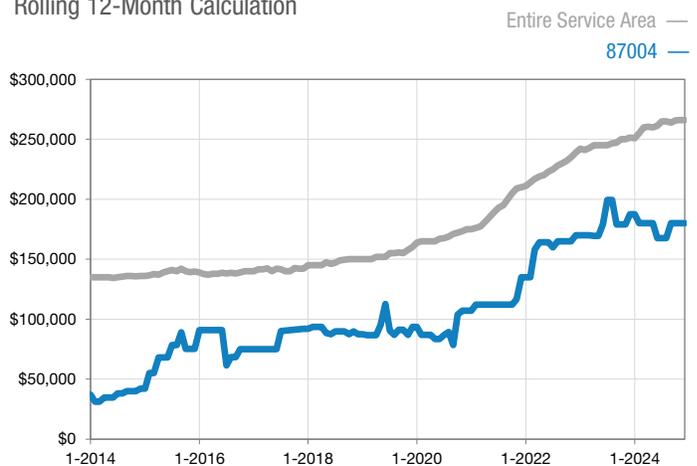
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.