

Local Market Update for December 2024

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



87113

| Single-Family Detached | December | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2023 | 2024 | Percent Change | Thru 12-2023 | Thru 12-2024 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 5 | 8 | + 60.0% | 165 | 160 | - 3.0% |
| Pending Sales | 4 | 14 | + 250.0% | 125 | 132 | + 5.6% |
| Closed Sales | 9 | 12 | + 33.3% | 123 | 129 | + 4.9% |
| Days on Market Until Sale | 46 | 32 | - 30.4% | 17 | 30 | + 76.5% |
| Median Sales Price* | \$495,000 | \$423,750 | - 14.4% | \$465,000 | \$462,000 | - 0.6% |
| Average Sales Price* | \$545,361 | \$475,625 | - 12.8% | \$500,768 | \$542,418 | + 8.3% |
| Percent of List Price Received* | 98.6% | 98.0% | - 0.6% | 100.1% | 99.1% | - 1.0% |
| Inventory of Homes for Sale | 17 | 15 | - 11.8% | -- | -- | -- |
| Months Supply of Inventory | 1.6 | 1.4 | - 12.5% | -- | -- | -- |

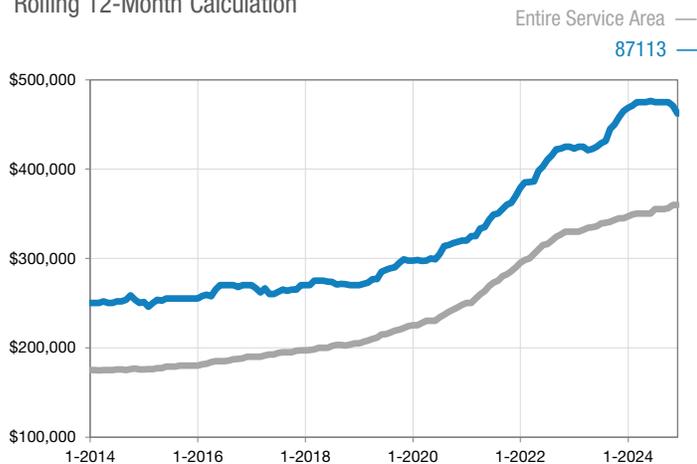
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | December | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2023 | 2024 | Percent Change | Thru 12-2023 | Thru 12-2024 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 0 | 1 | -- | 17 | 22 | + 29.4% |
| Pending Sales | 0 | 0 | 0.0% | 15 | 20 | + 33.3% |
| Closed Sales | 1 | 2 | + 100.0% | 15 | 20 | + 33.3% |
| Days on Market Until Sale | 17 | 9 | - 47.1% | 9 | 4 | - 55.6% |
| Median Sales Price* | \$270,000 | \$283,243 | + 4.9% | \$260,000 | \$250,500 | - 3.7% |
| Average Sales Price* | \$270,000 | \$283,243 | + 4.9% | \$255,053 | \$244,839 | - 4.0% |
| Percent of List Price Received* | 100.0% | 96.7% | - 3.3% | 99.5% | 100.3% | + 0.8% |
| Inventory of Homes for Sale | 0 | 2 | -- | -- | -- | -- |
| Months Supply of Inventory | -- | 0.9 | -- | -- | -- | -- |

* 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.

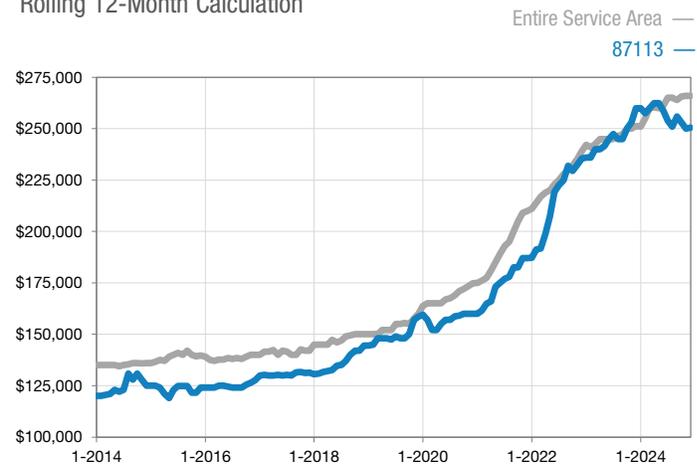
Median Sales Price - Single-Family Detached

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.