

Local Market Update for December 2024

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



Valley Farms – 91

East of Coors Blvd SW, South of Rio Bravo Blvd SW, West / North of I-25

Single-Family Detached	December			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	5	2	- 60.0%	96	74	- 22.9%
Pending Sales	8	3	- 62.5%	81	65	- 19.8%
Closed Sales	9	4	- 55.6%	80	69	- 13.8%
Days on Market Until Sale	28	25	- 10.7%	33	32	- 3.0%
Median Sales Price*	\$312,000	\$329,500	+ 5.6%	\$303,500	\$325,000	+ 7.1%
Average Sales Price*	\$350,444	\$321,000	- 8.4%	\$364,153	\$398,140	+ 9.3%
Percent of List Price Received*	100.9%	95.7%	- 5.2%	98.3%	97.5%	- 0.8%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	1.3	1.3	0.0%	--	--	--

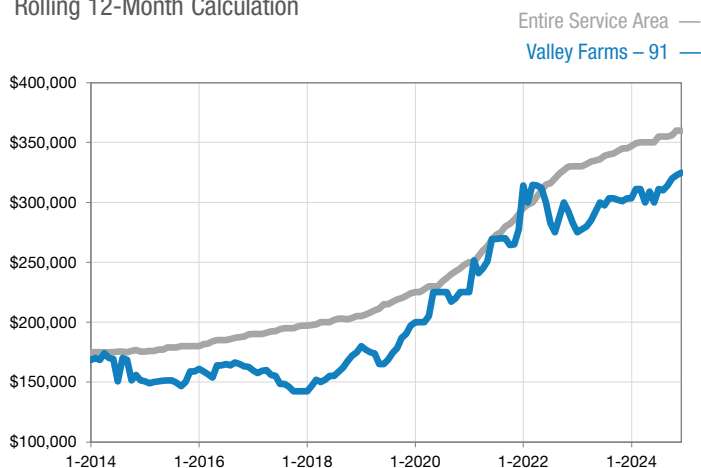
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	0	0	0.0%	0	1	--
Pending Sales	0	0	0.0%	0	1	--
Closed Sales	0	0	0.0%	0	1	--
Days on Market Until Sale	--	--	--	--	5	--
Median Sales Price*	--	--	--	--	\$279,000	--
Average Sales Price*	--	--	--	--	\$279,000	--
Percent of List Price Received*	--	--	--	--	101.5%	--
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.

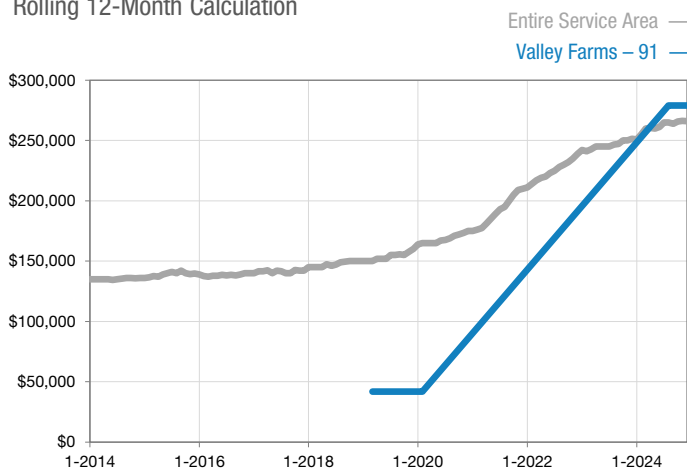
Median Sales Price - Single-Family Detached

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.