

# Local Market Update for December 2024

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



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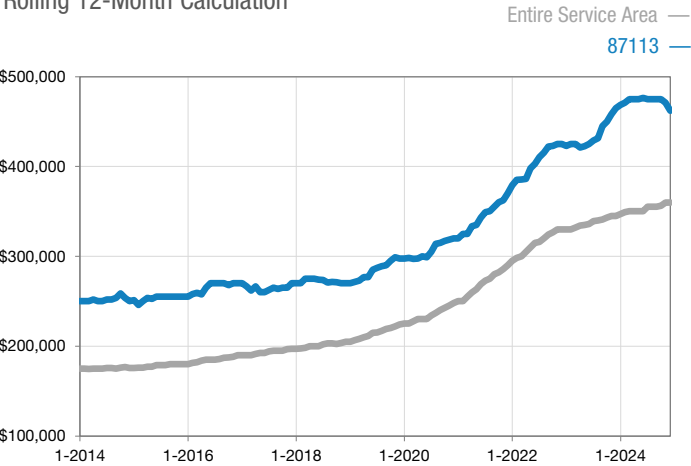
Single-Family Detached	December			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	5	8	+ 60.0%	165	160	- 3.0%
Pending Sales	4	14	+ 250.0%	125	132	+ 5.6%
Closed Sales	9	12	+ 33.3%	123	129	+ 4.9%
Days on Market Until Sale	46	32	- 30.4%	17	30	+ 76.5%
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.

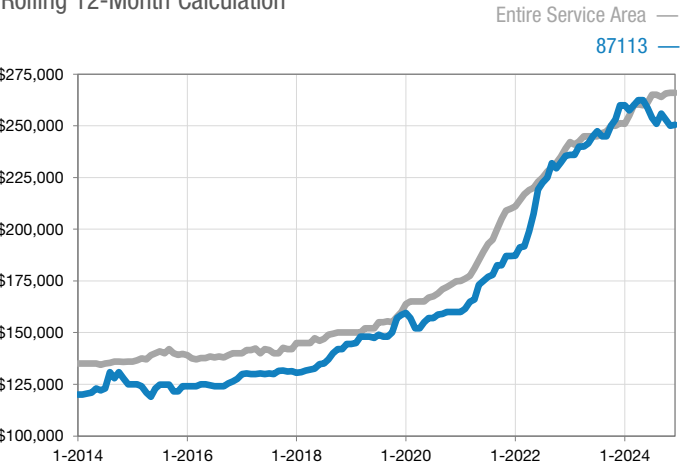
Single-Family Attached	December			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	0	1	--	17	22	+ 29.4%
Pending Sales	0	0	0.0%	15	20	+ 33.3%
Closed Sales	1	2	+ 100.0%	15	20	+ 33.3%
Days on Market Until Sale	17	9	- 47.1%	9	4	- 55.6%
Median Sales 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.