Local Market Update for December 2024

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

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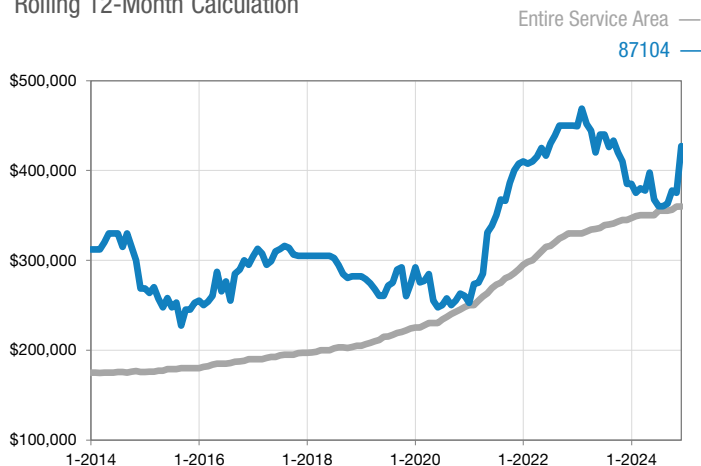| Single-Family Detached	December			Year to Date		
Key Metrics	**2023**	**2024**	Percent Change	**Thru 12-2023**	**Thru 12-2024**	Percent Change
New Listings	5	**3**	- 40.0%	84	**126**	+ 50.0%
Pending Sales	3	**5**	+ 66.7%	59	**95**	+ 61.0%
Closed Sales	7	**16**	+ 128.6%	61	**90**	+ 47.5%
Days on Market Until Sale	21	**58**	+ 176.2%	26	**39**	+ 50.0%
Median Sales Price*	$285,000	**$482,500**	+ 69.3%	$385,000	**$427,000**	+ 10.9%
Average Sales Price*	$381,857	**$482,723**	+ 26.4%	$466,610	**$474,539**	+ 1.7%
Percent of List Price Received*	99.4%	**96.3%**	- 3.1%	97.5%	**97.8%**	+ 0.3%
Inventory of Homes for Sale	13	**21**	+ 61.5%	--	**--**	--
Months Supply of Inventory	2.6	**2.7**	+ 3.8%	--	**--**	--

* 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	2	**2**	0.0%	31	**30**	- 3.2%
Pending Sales	0	**2**	--	25	**21**	- 16.0%
Closed Sales	1	**3**	+ 200.0%	26	**20**	- 23.1%
Days on Market Until Sale	94	**8**	- 91.5%	18	**14**	- 22.2%
Median Sales Price*	$300,000	**$357,500**	+ 19.2%	$330,000	**$325,750**	- 1.3%
Average Sales Price*	$300,000	**$390,833**	+ 30.3%	$368,674	**$336,075**	- 8.8%
Percent of List Price Received*	94.2%	**99.0%**	+ 5.1%	99.7%	**98.7%**	- 1.0%
Inventory of Homes for Sale	4	**5**	+ 25.0%	--	**--**	--
Months Supply of Inventory	1.8	**2.4**	+ 33.3%	--	**--**	--

* 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.
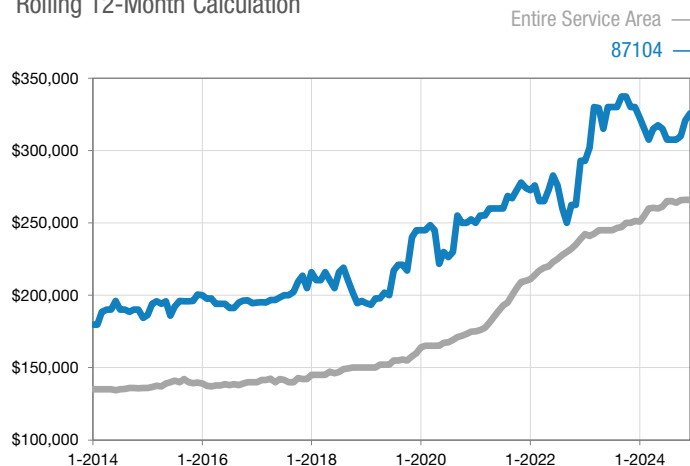
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
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Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
87104 —

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.