

Local Market Update for December 2024

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



East Los Lunas, Tome, Valencia – 711

North of Patricio Dr, South of Valencia Rd, East of Rio Grande River, West of La Ladera Rd

Single-Family Detached	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
Key Metrics						
New Listings	4	4	0.0%	53	64	+ 20.8%
Pending Sales	2	1	- 50.0%	37	40	+ 8.1%
Closed Sales	2	4	+ 100.0%	35	41	+ 17.1%
Days on Market Until Sale	132	73	- 44.7%	62	53	- 14.5%
Median Sales Price*	\$429,500	\$500,375	+ 16.5%	\$450,000	\$420,000	- 6.7%
Average Sales Price*	\$429,500	\$587,688	+ 36.8%	\$442,313	\$485,673	+ 9.8%
Percent of List Price Received*	96.9%	95.2%	- 1.8%	98.2%	97.5%	- 0.7%
Inventory of Homes for Sale	12	19	+ 58.3%	--	--	--
Months Supply of Inventory	3.6	5.7	+ 58.3%	--	--	--

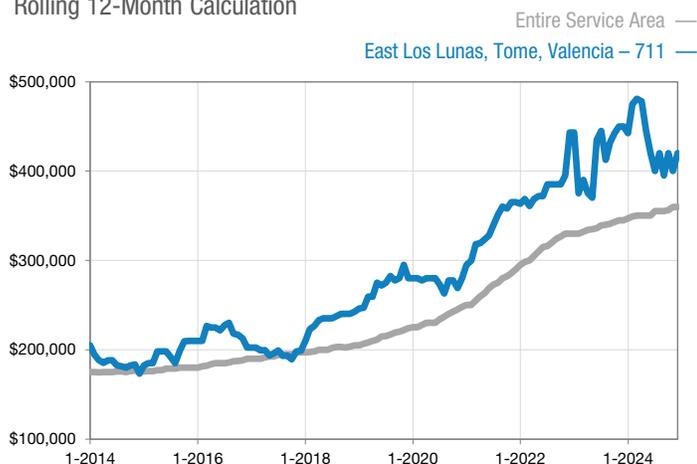
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
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.

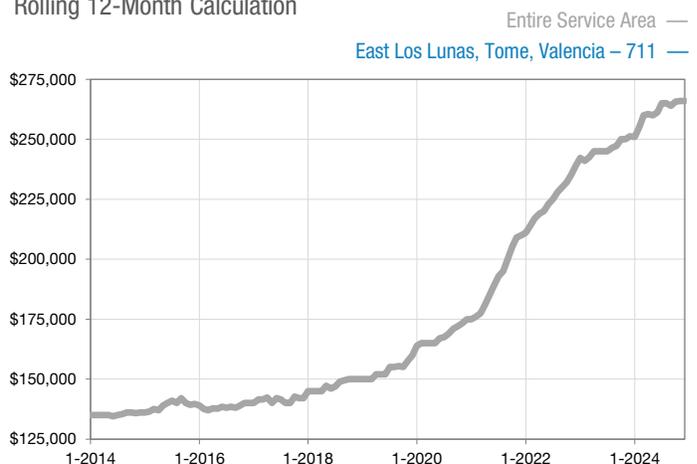
Median Sales Price - Single-Family Detached

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.