

# Local Market Update for December 2024

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



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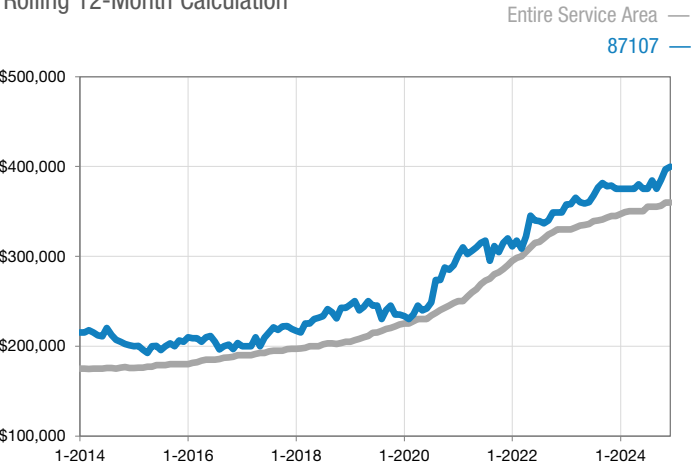
Single-Family Detached	December			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	17	18	+ 5.9%	265	273	+ 3.0%
Pending Sales	11	18	+ 63.6%	194	222	+ 14.4%
Closed Sales	16	25	+ 56.3%	199	215	+ 8.0%
Days on Market Until Sale	16	32	+ 100.0%	46	40	- 13.0%
Median Sales Price*	\$324,450	\$405,000	+ 24.8%	\$375,000	\$400,000	+ 6.7%
Average Sales Price*	\$366,025	\$565,682	+ 54.5%	\$504,573	\$557,412	+ 10.5%
Percent of List Price Received*	98.2%	98.2%	0.0%	98.0%	98.2%	+ 0.2%
Inventory of Homes for Sale	60	40	- 33.3%	--	--	--
Months Supply of Inventory	3.7	2.2	- 40.5%	--	--	--

\* 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	3	8	+ 166.7%	49	62	+ 26.5%
Pending Sales	3	5	+ 66.7%	49	48	- 2.0%
Closed Sales	4	7	+ 75.0%	46	50	+ 8.7%
Days on Market Until Sale	20	15	- 25.0%	54	30	- 44.4%
Median Sales Price*	\$290,500	\$230,000	- 20.8%	\$272,500	\$275,000	+ 0.9%
Average Sales Price*	\$320,250	\$264,200	- 17.5%	\$270,739	\$300,497	+ 11.0%
Percent of List Price Received*	97.1%	98.9%	+ 1.9%	100.7%	97.6%	- 3.1%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	1.5	1.8	+ 20.0%	--	--	--

\* 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.

Median Sales Price - Single-Family Detached  
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.

Median Sales Price - Single-Family Attached  
Rolling 12-Month Calculation

