

# Local Market Update for December 2024

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



## 87120

Single-Family Detached	December			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	33	40	+ 21.2%	859	913	+ 6.3%
Pending Sales	44	41	- 6.8%	707	739	+ 4.5%
Closed Sales	52	51	- 1.9%	715	737	+ 3.1%
Days on Market Until Sale	27	41	+ 51.9%	26	33	+ 26.9%
Median Sales Price*	\$340,000	\$390,000	+ 14.7%	\$360,000	\$384,000	+ 6.7%
Average Sales Price*	\$376,177	\$433,697	+ 15.3%	\$409,835	\$425,011	+ 3.7%
Percent of List Price Received*	99.1%	99.1%	0.0%	99.6%	99.1%	- 0.5%
Inventory of Homes for Sale	95	101	+ 6.3%	--	--	--
Months Supply of Inventory	1.6	1.6	0.0%	--	--	--

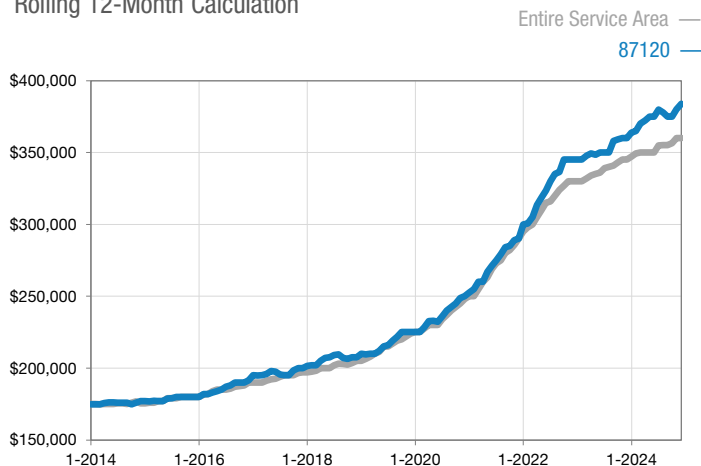
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	6	8	+ 33.3%	109	119	+ 9.2%
Pending Sales	4	7	+ 75.0%	107	102	- 4.7%
Closed Sales	5	6	+ 20.0%	112	100	- 10.7%
Days on Market Until Sale	13	10	- 23.1%	16	14	- 12.5%
Median Sales Price*	\$225,000	\$295,000	+ 31.1%	\$245,000	\$258,000	+ 5.3%
Average Sales Price*	\$267,300	\$330,600	+ 23.7%	\$271,291	\$283,123	+ 4.4%
Percent of List Price Received*	98.8%	99.1%	+ 0.3%	100.5%	99.4%	- 1.1%
Inventory of Homes for Sale	6	13	+ 116.7%	--	--	--
Months Supply of Inventory	0.7	1.5	+ 114.3%	--	--	--

\* 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.

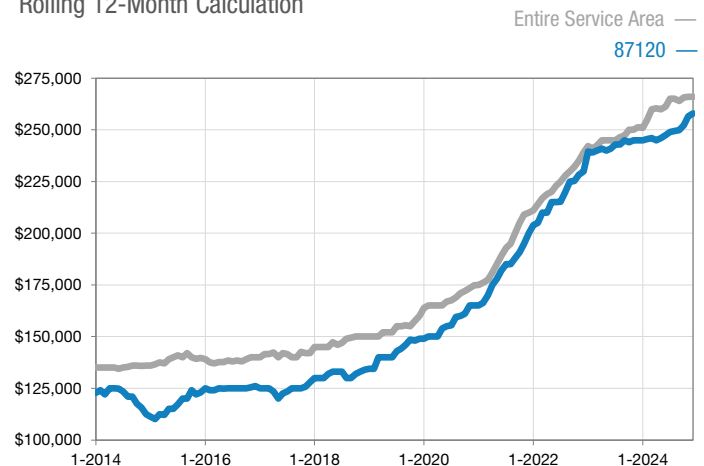
### Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



### 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.