

Local Market Update for December 2024

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



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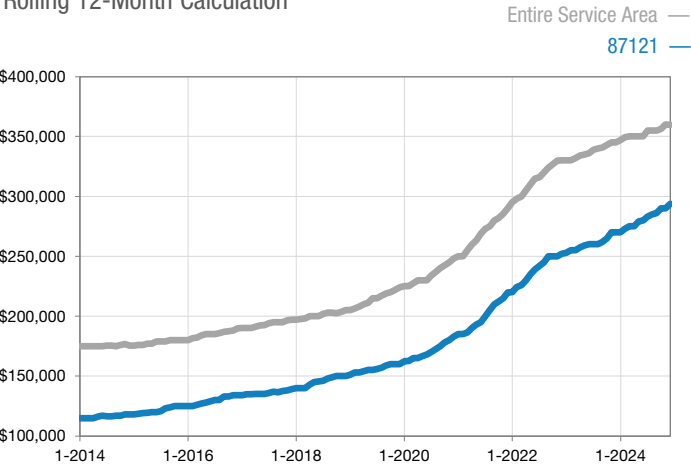
Single-Family Detached	December			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	45	36	- 20.0%	715	772	+ 8.0%
Pending Sales	48	49	+ 2.1%	637	674	+ 5.8%
Closed Sales	60	43	- 28.3%	629	667	+ 6.0%
Days on Market Until Sale	34	32	- 5.9%	21	28	+ 33.3%
Median Sales Price*	\$271,250	\$300,000	+ 10.6%	\$270,000	\$294,000	+ 8.9%
Average Sales Price*	\$279,985	\$307,305	+ 9.8%	\$277,812	\$298,721	+ 7.5%
Percent of List Price Received*	99.7%	100.1%	+ 0.4%	100.3%	99.7%	- 0.6%
Inventory of Homes for Sale	74	72	- 2.7%	--	--	--
Months Supply of Inventory	1.4	1.3	- 7.1%	--	--	--

* 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	1	0	- 100.0%	7	19	+ 171.4%
Pending Sales	0	2	--	9	15	+ 66.7%
Closed Sales	1	3	+ 200.0%	9	13	+ 44.4%
Days on Market Until Sale	5	3	- 40.0%	19	5	- 73.7%
Median Sales Price*	\$231,000	\$240,000	+ 3.9%	\$215,000	\$230,000	+ 7.0%
Average Sales Price*	\$231,000	\$235,333	+ 1.9%	\$217,444	\$215,346	- 1.0%
Percent of List Price Received*	100.4%	101.0%	+ 0.6%	101.8%	98.8%	- 2.9%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.8	0.6	- 25.0%	--	--	--

* 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

