

Local Market Update for December 2024

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



UNM South – 42

East of I-25, South of Central Ave, West of San Mateo Blvd NE, North of Kirtland AFB

Single-Family Detached	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
Key Metrics						
New Listings	13	11	- 15.4%	190	190	0.0%
Pending Sales	12	12	0.0%	158	160	+ 1.3%
Closed Sales	10	14	+ 40.0%	154	158	+ 2.6%
Days on Market Until Sale	10	37	+ 270.0%	26	32	+ 23.1%
Median Sales Price*	\$338,500	\$365,000	+ 7.8%	\$331,500	\$353,750	+ 6.7%
Average Sales Price*	\$413,202	\$381,579	- 7.7%	\$363,396	\$389,257	+ 7.1%
Percent of List Price Received*	99.8%	97.1%	- 2.7%	99.5%	98.4%	- 1.1%
Inventory of Homes for Sale	21	27	+ 28.6%	--	--	--
Months Supply of Inventory	1.6	2.0	+ 25.0%	--	--	--

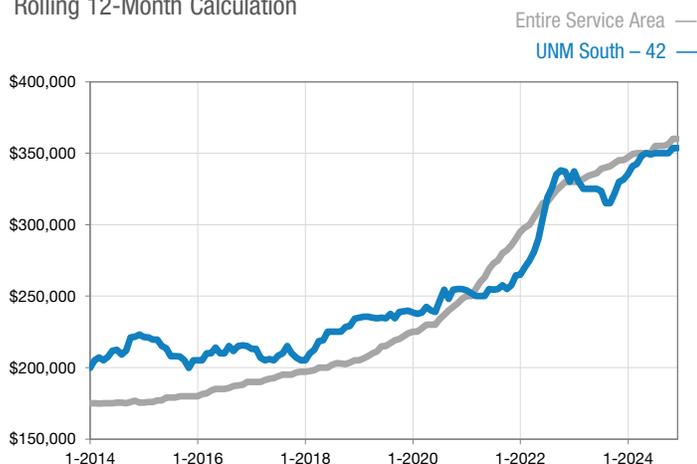
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
Key Metrics						
New Listings	2	2	0.0%	35	29	- 17.1%
Pending Sales	4	0	- 100.0%	34	21	- 38.2%
Closed Sales	3	0	- 100.0%	33	24	- 27.3%
Days on Market Until Sale	73	--	--	41	47	+ 14.6%
Median Sales Price*	\$95,000	--	--	\$128,000	\$244,400	+ 90.9%
Average Sales Price*	\$101,633	--	--	\$187,961	\$240,346	+ 27.9%
Percent of List Price Received*	100.6%	--	--	98.8%	97.7%	- 1.1%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	1.0	1.5	+ 50.0%	--	--	--

* 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.

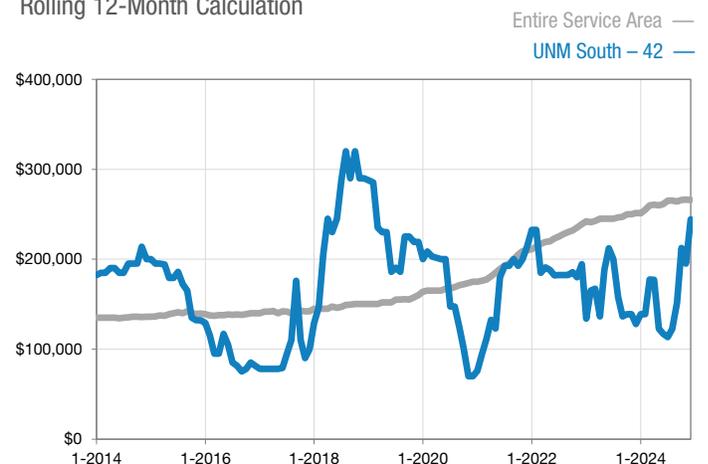
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.