

Local Market Update for December 2024

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



87102

Single-Family Detached	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
Key Metrics						
New Listings	7	6	- 14.3%	157	154	- 1.9%
Pending Sales	7	10	+ 42.9%	115	101	- 12.2%
Closed Sales	7	8	+ 14.3%	117	97	- 17.1%
Days on Market Until Sale	15	26	+ 73.3%	26	31	+ 19.2%
Median Sales Price*	\$265,000	\$253,500	- 4.3%	\$240,000	\$249,500	+ 4.0%
Average Sales Price*	\$253,214	\$291,938	+ 15.3%	\$263,163	\$258,239	- 1.9%
Percent of List Price Received*	100.4%	96.2%	- 4.2%	99.3%	96.6%	- 2.7%
Inventory of Homes for Sale	21	32	+ 52.4%	--	--	--
Months Supply of Inventory	2.2	3.8	+ 72.7%	--	--	--

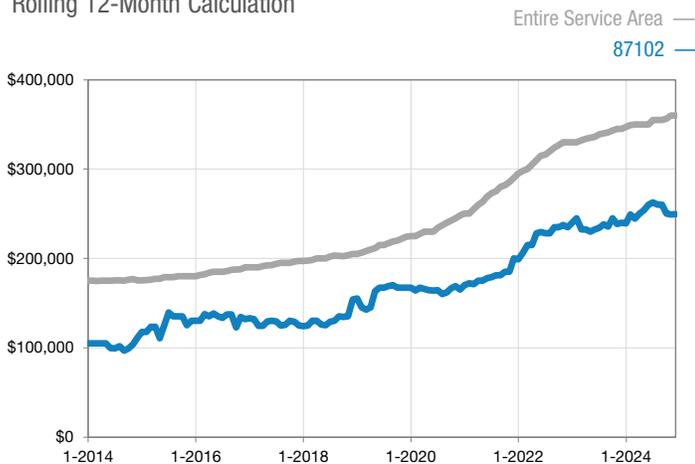
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
Key Metrics						
New Listings	6	3	- 50.0%	78	62	- 20.5%
Pending Sales	1	2	+ 100.0%	62	47	- 24.2%
Closed Sales	4	2	- 50.0%	65	45	- 30.8%
Days on Market Until Sale	32	13	- 59.4%	33	59	+ 78.8%
Median Sales Price*	\$296,450	\$233,612	- 21.2%	\$300,000	\$250,000	- 16.7%
Average Sales Price*	\$290,975	\$233,612	- 19.7%	\$287,623	\$263,845	- 8.3%
Percent of List Price Received*	97.2%	98.4%	+ 1.2%	98.5%	97.9%	- 0.6%
Inventory of Homes for Sale	17	12	- 29.4%	--	--	--
Months Supply of Inventory	3.3	3.1	- 6.1%	--	--	--

* 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.

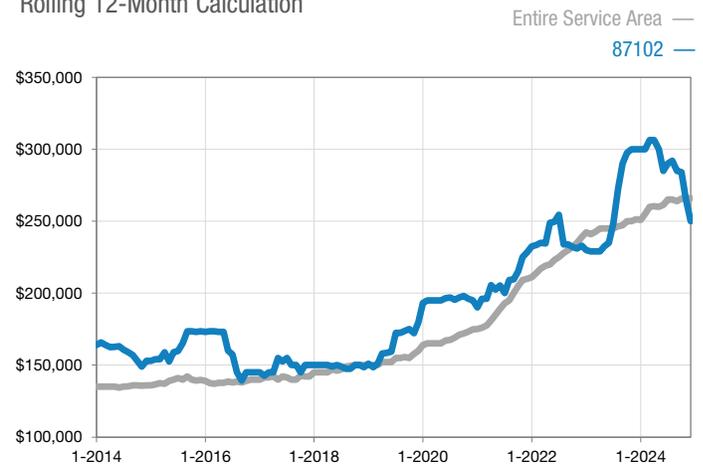
Median Sales Price - Single-Family Detached

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.