

Local Market Update for December 2024

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



87114

Single-Family Detached	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
Key Metrics						
New Listings	49	40	- 18.4%	870	947	+ 8.9%
Pending Sales	49	52	+ 6.1%	721	764	+ 6.0%
Closed Sales	58	67	+ 15.5%	711	751	+ 5.6%
Days on Market Until Sale	30	37	+ 23.3%	23	29	+ 26.1%
Median Sales Price*	\$332,500	\$350,000	+ 5.3%	\$355,000	\$370,000	+ 4.2%
Average Sales Price*	\$363,220	\$392,038	+ 7.9%	\$391,215	\$403,350	+ 3.1%
Percent of List Price Received*	99.4%	98.0%	- 1.4%	99.8%	99.1%	- 0.7%
Inventory of Homes for Sale	91	97	+ 6.6%	--	--	--
Months Supply of Inventory	1.5	1.5	0.0%	--	--	--

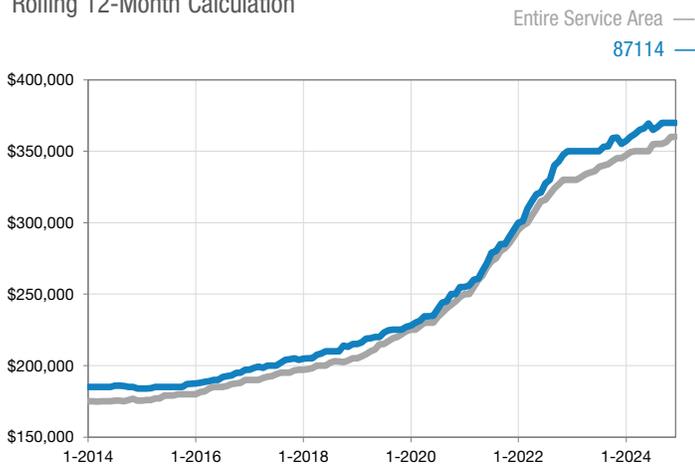
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
Key Metrics						
New Listings	2	2	0.0%	25	26	+ 4.0%
Pending Sales	1	4	+ 300.0%	24	18	- 25.0%
Closed Sales	1	1	0.0%	24	15	- 37.5%
Days on Market Until Sale	53	29	- 45.3%	16	16	0.0%
Median Sales Price*	\$315,000	\$220,400	- 30.0%	\$232,500	\$225,500	- 3.0%
Average Sales Price*	\$315,000	\$220,400	- 30.0%	\$260,776	\$260,527	- 0.1%
Percent of List Price Received*	98.4%	100.2%	+ 1.8%	101.0%	101.1%	+ 0.1%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.5	0.4	- 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.

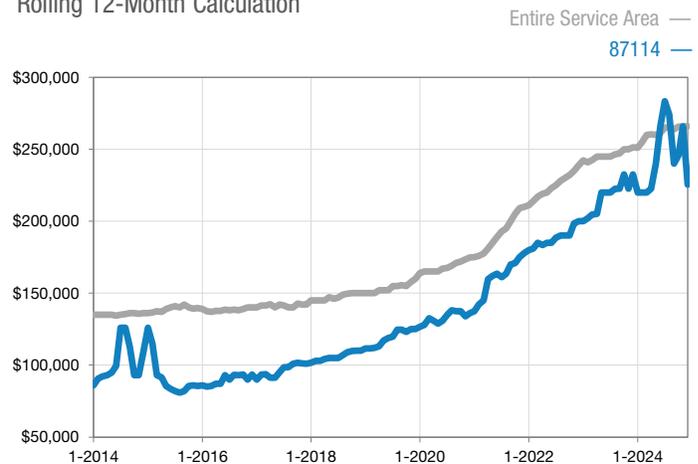
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.