

Local Market Update for December 2024

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



87109

Single-Family Detached	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
Key Metrics						
New Listings	10	20	+ 100.0%	278	287	+ 3.2%
Pending Sales	16	19	+ 18.8%	259	236	- 8.9%
Closed Sales	19	23	+ 21.1%	252	232	- 7.9%
Days on Market Until Sale	32	34	+ 6.3%	18	24	+ 33.3%
Median Sales Price*	\$395,000	\$445,000	+ 12.7%	\$391,850	\$400,000	+ 2.1%
Average Sales Price*	\$424,258	\$453,935	+ 7.0%	\$415,239	\$432,083	+ 4.1%
Percent of List Price Received*	99.1%	97.7%	- 1.4%	99.9%	99.2%	- 0.7%
Inventory of Homes for Sale	17	28	+ 64.7%	--	--	--
Months Supply of Inventory	0.8	1.4	+ 75.0%	--	--	--

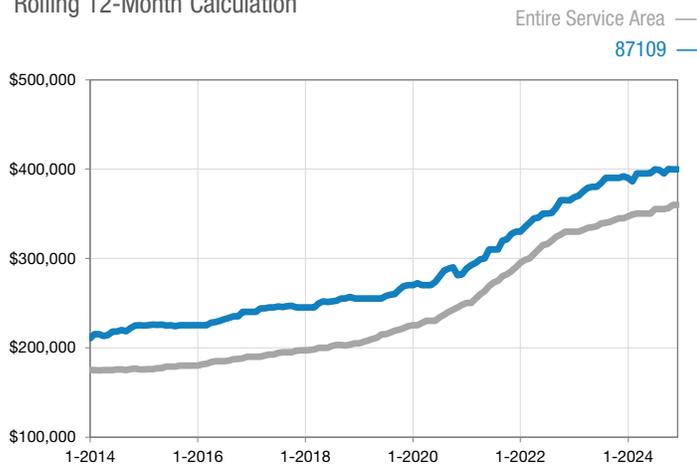
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
Key Metrics						
New Listings	12	10	- 16.7%	138	177	+ 28.3%
Pending Sales	7	13	+ 85.7%	115	136	+ 18.3%
Closed Sales	5	8	+ 60.0%	109	134	+ 22.9%
Days on Market Until Sale	25	50	+ 100.0%	15	22	+ 46.7%
Median Sales Price*	\$243,000	\$192,500	- 20.8%	\$265,000	\$263,000	- 0.8%
Average Sales Price*	\$235,580	\$217,292	- 7.8%	\$239,852	\$248,765	+ 3.7%
Percent of List Price Received*	99.7%	99.8%	+ 0.1%	100.3%	98.6%	- 1.7%
Inventory of Homes for Sale	16	23	+ 43.8%	--	--	--
Months Supply of Inventory	1.7	2.0	+ 17.6%	--	--	--

* 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.

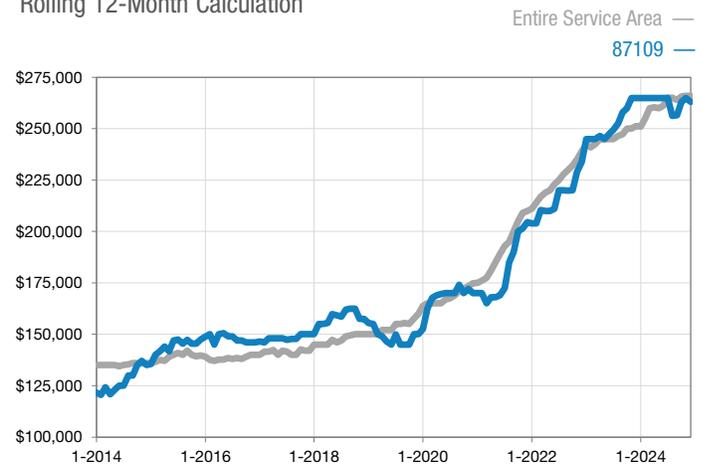
Median Sales Price - Single-Family Detached

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.