

Local Market Update for December 2024

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



South 217 Area – 260

South of I-40, East of Hwy 217, North of Torrance County Line, West of Hwy 344

Single-Family Detached	December			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	1	0	- 100.0%	46	36	- 21.7%
Pending Sales	1	1	0.0%	32	24	- 25.0%
Closed Sales	6	3	- 50.0%	34	23	- 32.4%
Days on Market Until Sale	41	3	- 92.7%	27	25	- 7.4%
Median Sales Price*	\$419,650	\$352,000	- 16.1%	\$342,500	\$379,000	+ 10.7%
Average Sales Price*	\$436,550	\$342,578	- 21.5%	\$360,376	\$393,401	+ 9.2%
Percent of List Price Received*	98.2%	104.5%	+ 6.4%	97.9%	99.9%	+ 2.0%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	2.1	2.3	+ 9.5%	--	--	--

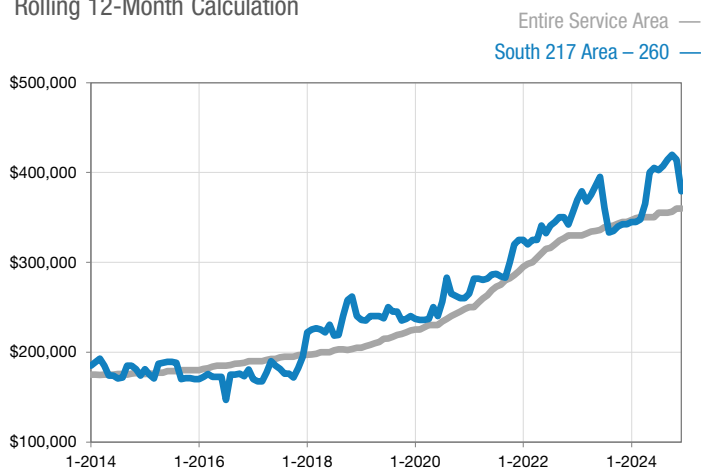
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

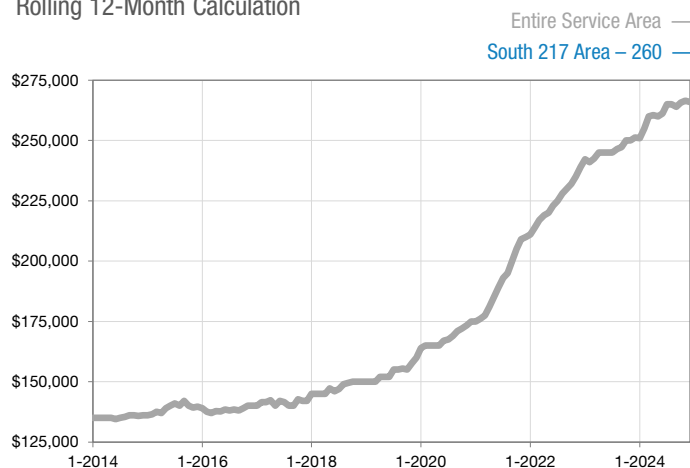
Median Sales Price - Single-Family Detached

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.