

Local Market Update for December 2024

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



87106

Single-Family Detached	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
Key Metrics						
New Listings	15	14	- 6.7%	244	272	+ 11.5%
Pending Sales	13	17	+ 30.8%	197	209	+ 6.1%
Closed Sales	14	15	+ 7.1%	192	201	+ 4.7%
Days on Market Until Sale	20	28	+ 40.0%	25	31	+ 24.0%
Median Sales Price*	\$419,500	\$425,000	+ 1.3%	\$385,925	\$400,000	+ 3.6%
Average Sales Price*	\$429,465	\$442,233	+ 3.0%	\$407,562	\$419,484	+ 2.9%
Percent of List Price Received*	99.4%	95.5%	- 3.9%	99.1%	98.4%	- 0.7%
Inventory of Homes for Sale	28	37	+ 32.1%	--	--	--
Months Supply of Inventory	1.7	2.1	+ 23.5%	--	--	--

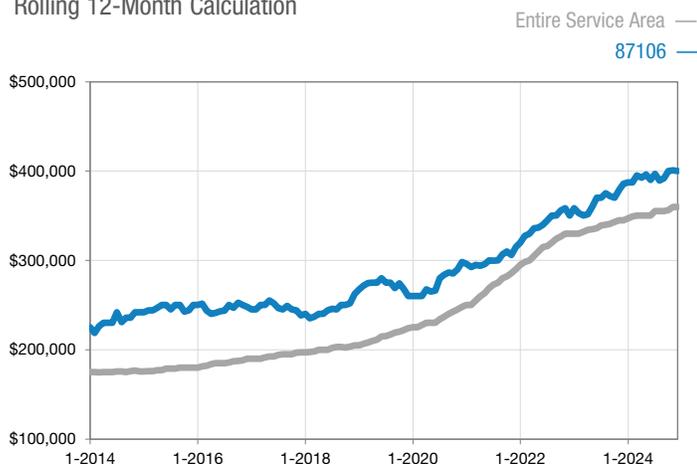
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
Key Metrics						
New Listings	1	2	+ 100.0%	36	32	- 11.1%
Pending Sales	2	1	- 50.0%	34	20	- 41.2%
Closed Sales	3	1	- 66.7%	33	20	- 39.4%
Days on Market Until Sale	76	29	- 61.8%	33	39	+ 18.2%
Median Sales Price*	\$95,000	\$420,000	+ 342.1%	\$200,000	\$239,950	+ 20.0%
Average Sales Price*	\$136,633	\$420,000	+ 207.4%	\$195,294	\$245,310	+ 25.6%
Percent of List Price Received*	99.8%	100.0%	+ 0.2%	99.5%	98.1%	- 1.4%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	0.7	2.0	+ 185.7%	--	--	--

* 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.

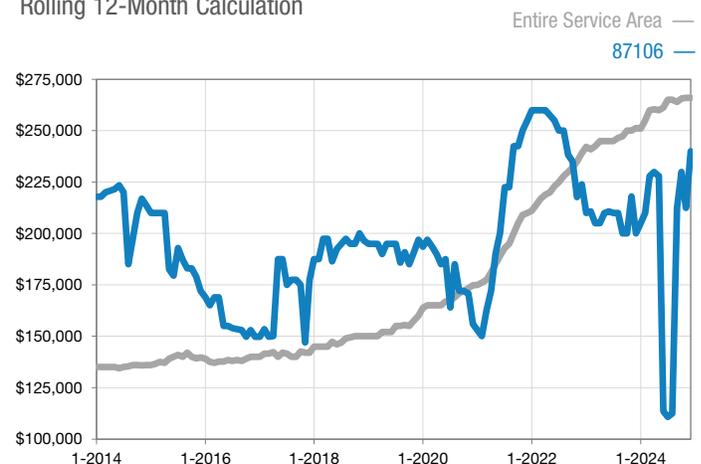
Median Sales Price - Single-Family Detached

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.