

Local Market Update for December 2024

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



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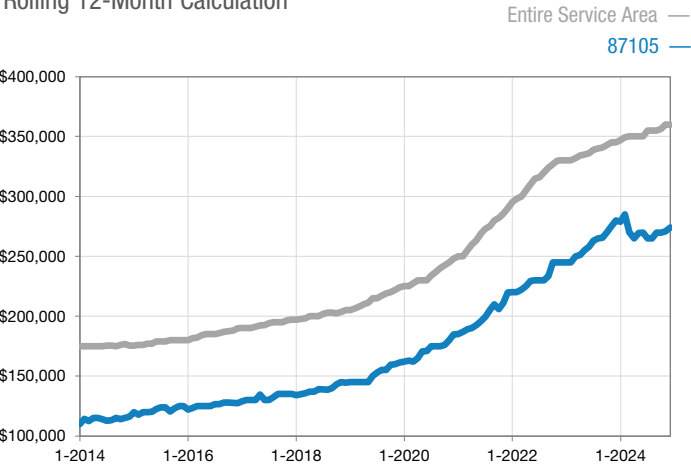
Single-Family Detached	December			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	22	17	- 22.7%	327	345	+ 5.5%
Pending Sales	19	20	+ 5.3%	264	283	+ 7.2%
Closed Sales	18	18	0.0%	279	276	- 1.1%
Days on Market Until Sale	27	26	- 3.7%	26	30	+ 15.4%
Median Sales Price*	\$241,000	\$285,825	+ 18.6%	\$280,000	\$274,000	- 2.1%
Average Sales Price*	\$302,529	\$272,961	- 9.8%	\$302,183	\$309,724	+ 2.5%
Percent of List Price Received*	100.7%	97.3%	- 3.4%	98.9%	98.5%	- 0.4%
Inventory of Homes for Sale	45	45	0.0%	--	--	--
Months Supply of Inventory	2.0	1.9	- 5.0%	--	--	--

* 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		
Key Metrics	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	1	1	0.0%	20	18	- 10.0%
Pending Sales	2	2	0.0%	19	13	- 31.6%
Closed Sales	5	0	- 100.0%	19	11	- 42.1%
Days on Market Until Sale	23	--	--	19	19	0.0%
Median Sales Price*	\$225,000	--	--	\$219,000	\$215,000	- 1.8%
Average Sales Price*	\$214,600	--	--	\$202,313	\$210,273	+ 3.9%
Percent of List Price Received*	98.4%	--	--	98.7%	102.3%	+ 3.6%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.9	1.1	+ 22.2%	--	--	--

* 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



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.

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

