

# Local Market Update for December 2024

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



## Near North Valley – 101

East of Rio Grande River, South of Montgomery Blvd NE / Montano Rd NE, West of I-25, North of I-40

| Single-Family Detached          | December  |           |                | Year to Date |              |                |
|---------------------------------|-----------|-----------|----------------|--------------|--------------|----------------|
| Key Metrics                     | 2023      | 2024      | Percent Change | Thru 12-2023 | Thru 12-2024 | Percent Change |
| New Listings                    | 14        | 11        | - 21.4%        | 209          | 257          | + 23.0%        |
| Pending Sales                   | 10        | 14        | + 40.0%        | 156          | 205          | + 31.4%        |
| Closed Sales                    | 18        | 24        | + 33.3%        | 160          | 197          | + 23.1%        |
| Days on Market Until Sale       | 14        | 53        | + 278.6%       | 30           | 40           | + 33.3%        |
| Median Sales Price*             | \$324,450 | \$395,000 | + 21.7%        | \$329,950    | \$359,000    | + 8.8%         |
| Average Sales Price*            | \$384,800 | \$419,281 | + 9.0%         | \$364,353    | \$414,252    | + 13.7%        |
| Percent of List Price Received* | 98.4%     | 97.8%     | - 0.6%         | 98.4%        | 98.2%        | - 0.2%         |
| Inventory of Homes for Sale     | 38        | 32        | - 15.8%        | --           | --           | --             |
| Months Supply of Inventory      | 2.9       | 1.9       | - 34.5%        | --           | --           | --             |

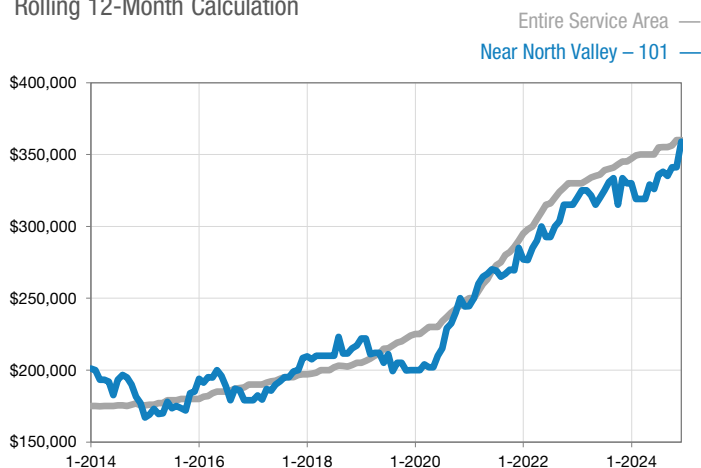
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached          | December  |           |                | Year to Date |              |                |
|---------------------------------|-----------|-----------|----------------|--------------|--------------|----------------|
| Key Metrics                     | 2023      | 2024      | Percent Change | Thru 12-2023 | Thru 12-2024 | Percent Change |
| New Listings                    | 4         | 7         | + 75.0%        | 45           | 61           | + 35.6%        |
| Pending Sales                   | 2         | 6         | + 200.0%       | 43           | 51           | + 18.6%        |
| Closed Sales                    | 4         | 7         | + 75.0%        | 41           | 51           | + 24.4%        |
| Days on Market Until Sale       | 20        | 6         | - 70.0%        | 58           | 29           | - 50.0%        |
| Median Sales Price*             | \$290,500 | \$245,000 | - 15.7%        | \$275,000    | \$285,000    | + 3.6%         |
| Average Sales Price*            | \$320,250 | \$320,786 | + 0.2%         | \$292,694    | \$318,675    | + 8.9%         |
| Percent of List Price Received* | 97.1%     | 99.4%     | + 2.4%         | 100.5%       | 98.6%        | - 1.9%         |
| Inventory of Homes for Sale     | 8         | 7         | - 12.5%        | --           | --           | --             |
| Months Supply of Inventory      | 2.2       | 1.6       | - 27.3%        | --           | --           | --             |

\* 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.

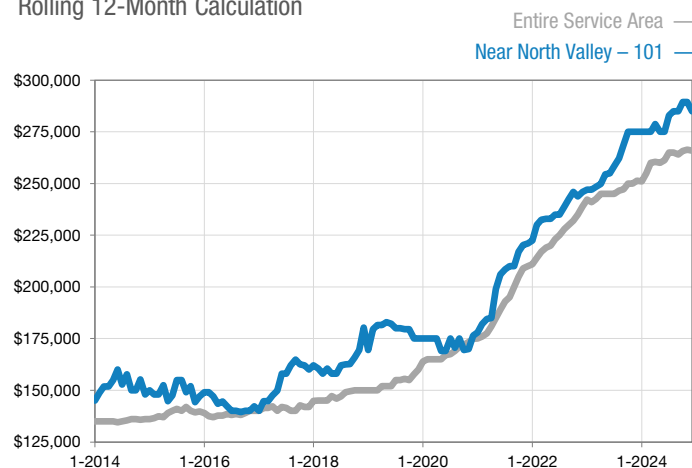
### Median Sales Price - Single-Family Detached

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.