

Greater Albuquerque Area Monthly Housing Trends - 2023 vs. 2024

Greater Albuquerque Association of REALTORS®

Detached (Existing Single-Family Detached) and Attached (Existing Condo/Townhome Attached) homes

Data on this page was obtained from the Monthly Market Reports pulled from the MLS on the 5th of each month.

Month	Average \$, 2023	Average \$, 2024	Median \$, 2023	Median \$, 2024	Interest Rate '23	Interest Rate '24	Sales 2023	Sales 2024	Pending 2023	Pending 2024	New 2023	New 2024
JANUARY												
Detached	\$ 361,750	\$ 376,361	\$ 316,000	\$ 333,245	6.48%	6.60%	520	504	812	807	733	772
Attached	\$ 266,025	\$ 261,234	\$ 251,250	\$ 248,750			<u>63</u>	<u>54</u>	<u>85</u>	<u>83</u>	<u>79</u>	<u>72</u>
							583	558	897	890	812	844
FEBRUARY												
Detached	\$366,279	389869	\$325,000	340458	6.09%	6.77%	606	642	770	746	725	746
Attached	\$232,276	268017	\$225,000	266			<u>61</u>	<u>64</u>	<u>83</u>	<u>83</u>	<u>69</u>	<u>83</u>
							667	706	853	829	794	829
MARCH												
Detached	\$384,343	\$396,556	\$337,000	\$351,000	6.65%	6.87%	769	673	870	862	941	986
Attached	\$255,064	\$264,028	\$246,500	\$259,500			<u>95</u>	<u>78</u>	<u>93</u>	<u>85</u>	<u>92</u>	<u>98</u>
							864	751	963	947	1,033	1,084
APRIL												
Detached	\$391,772	\$409,580	\$344,040	\$350,000	6.28%	7.10%	679	780	893	925	854	1086
Attached	\$265,584	\$284,837	\$262,000	\$285,000			<u>75</u>	<u>84</u>	<u>82</u>	<u>107</u>	<u>88</u>	<u>128</u>
							754	864	975	1,032	942	1,214
MAY												
Detached	\$411,379	\$418,399	\$351,750	\$372,500	6.39%	7.02%	812	858	929	947	1067	1191
Attached	\$266,386	\$260,284	\$275,000	\$249,000			<u>81</u>	<u>91</u>	<u>107</u>	<u>94</u>	<u>102</u>	<u>101</u>
							893	949	1,036	1,041	1,169	1,292
JUNE												
Detached	\$413,852	\$426,015	\$364,250	\$365,000	6.79%	6.87%	864	761	905	900	1086	1044
Attached	\$265,733	\$288,120	\$258,000	\$258,000			<u>81</u>	<u>71</u>	<u>83</u>	<u>82</u>	<u>107</u>	<u>115</u>
							945	832	988	982	1,193	1,159
JULY												
Detached	\$410,075	\$434,146	\$350,000	\$370,305	6.81%	6.77%	790	874	937	942	982	1086
Attached	\$260,105	\$272,865	\$245,000	\$270,000			<u>89</u>	<u>79</u>	<u>93</u>	<u>97</u>	<u>107</u>	<u>92</u>
							879	953	1,030	1,039	1,089	1,178
AUGUST												
Detached	\$420,720	\$421,495	\$359,990	\$361,000	6.90%	6.49%	865	827	968	829	1066	1075
Attached	\$257,285	\$266,832	\$254,000	\$261,750			<u>80</u>	<u>76</u>	<u>100</u>	<u>93</u>	<u>107</u>	<u>131</u>
							945	903	1,068	922	1,173	1,206

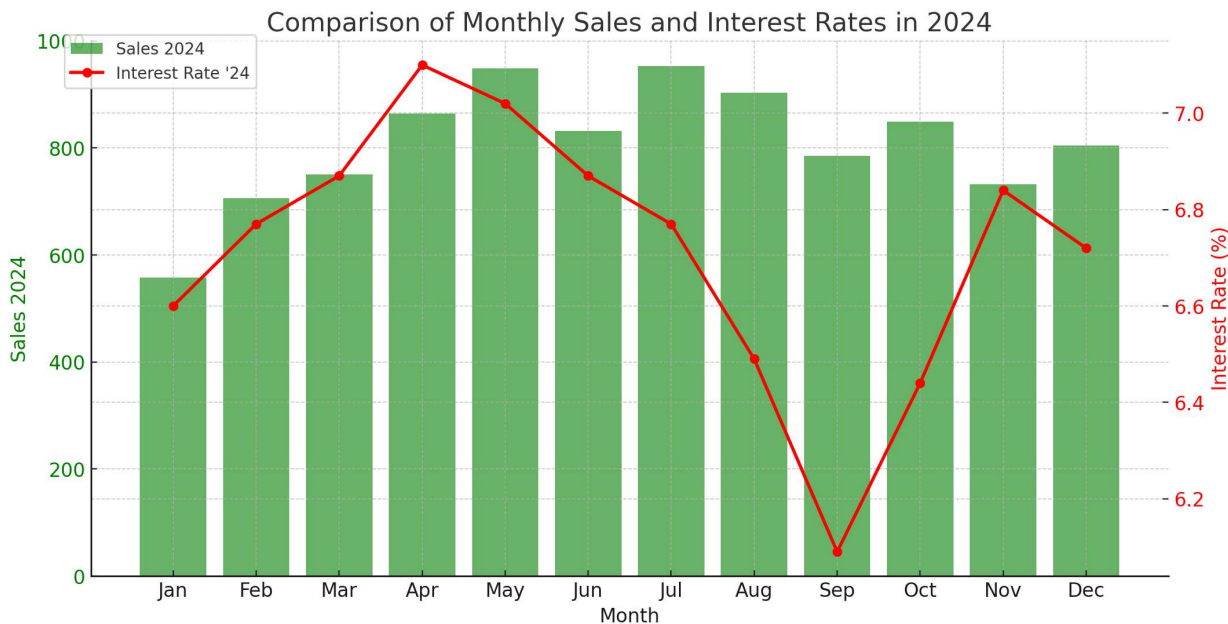
Greater Albuquerque Area Monthly Housing Trends - 2023 vs. 2024

Greater Albuquerque Association of REALTORS®

Detached (Existing Single-Family Detached) and Attached (Existing Condo/Townhome Attached) homes

Data on this page was obtained from the Monthly Market Reports pulled from the MLS on the 5th of each month.

Month	Average \$, 2023	Average \$, 2024	Median \$, 2023	Median \$, 2024	Interest Rate '23	Interest Rate '24	Sales 2023	Sales 2024	Pending 2023	Pending 2024	New 2023	New 2024	
SEPTEMBER													
Detached	\$409,348	\$406,273	\$354,990	\$359,000	7.12%	6.09%	763	698	741	834	922	1010	
Attached	\$254,695	\$264,837	\$255,000	\$255,000			83	87	87	84	98	91	
							846	785	828	918	1,020	1,101	
OCTOBER													
Detached	\$393,623	\$417,995	\$345,000	\$370,000	7.49%	6.44%	723	783	744	798	908	935	
Attached	\$249,170	\$305,233	\$260,000	\$295,000			<u>82</u>	66	<u>79</u>	87	<u>88</u>	103	
							805	849	823	885	996	1,038	
NOVEMBER													
Detached	\$396,965	\$422,967	\$349,990	\$368,945	7.76%	6.84%	638	669	647	715	731	762	
Attached	\$267,519	\$283,545	\$265,500	\$275,000			<u>66</u>	63	<u>68</u>	67	<u>69</u>	66	
							704	732	715	782	800	828	
DECEMBER													
Detached	\$387,788	\$423,628	\$338,045	\$364,000	7.03%	6.72%	655	733	587	653	549	551	
Attached	\$319,084	\$283,753	\$269,000	\$259,500			<u>67</u>	72	<u>49</u>	70	<u>66</u>	81	
							722	805	636	723	615	632	
Detached Active Listings as of 01/21/2023:				1,179		Detached Active Listings as of 01/21/2024:				1,611			
Attached Active Listings as of 01/21/2023:				<u>78</u>		Attached Active Listings as of 01/21/2024:				<u>163</u>			
Detached & Attached Actives as of 01/21/2023				1,257		Detached & Attached Actives as of 01/21/2024:				1,774			



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Based on data from the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.- Phone: (505) 842-1433

Sold Closed Existing Single-Family Homes

Greater Albuquerque Association of REALTORS®

Class R1 & R2 (Existing Single-Family Detached & Condo/Townhome Attached)

Data on this page obtained from the Monthly Market Reports published by SWMLS.

	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
January	392	402	448	531	586	585	639	720	798	820	870	974	893	583	504
February	424	450	553	596	609	604	718	704	786	812	903	970	786	667	642
March	704	629	652	731	757	891	977	1,101	1,166	1,073	1,091	1,280	1,131	864	673
April	757	604	669	801	773	915	1,038	1,088	1,209	1,231	1,048	1,240	1,066	754	780
May	834	689	822	987	878	997	1,078	1,317	1,326	1,410	1,031	1,269	1,154	893	858
June	798	719	724	953	871	1,075	1,186	1,302	1,309	1,225	1,268	1,421	1,179	945	761
July	604	678	774	1,046	898	1,120	1,148	1,178	1,233	1,315	1,606	1,443	957	879	874
August	556	696	817	941	895	1,034	1,167	1,188	1,287	1,366	1,392	1,362	1,099	945	827
September	526	566	714	842	776	977	1,042	1,088	1,118	1,168	1,337	1,349	978	845	698
October	513	612	732	789	827	921	916	1,087	1,131	1,130	1,393	1,283	860	805	783
November	518	532	604	617	658	714	877	918	994	1,007	1,258	1,189	748	704	669
December	555	575	661	713	727	897	953	994	946	1,073	1,294	1,141	745	722	733
TOTALS	7,181	7,152	8,170	9,547	9,255	10,730	11,739	12,685	13,303	13,630	14,491	14,921	11,596	9,606	8,802

Total Year-To-Date Sales for 2023*: 9606

Total Year-To-Date Sales for 2024*: 8802

Total Sales 2023 vs 2024: (-8.37%)

*The Year-To-Date sales data obtained on January 24, 2025 will differ from the monthly totals due to entry of late reported sales after the monthly data has been obtained.

Listing Inventory for Greater Albuquerque Area Greater Albuquerque Association of REALTORS®

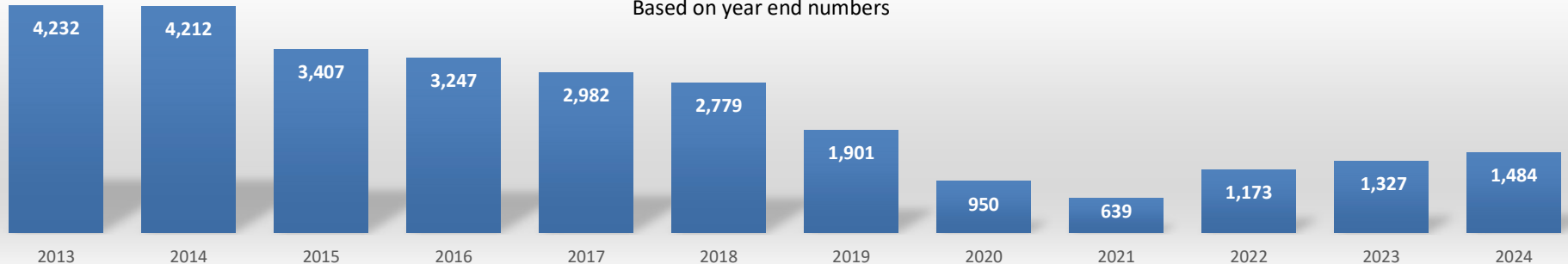
Class R1 & R2 (Existing Single-Family Detached & Condo/Townhome Attached)

Data on this page obtained from the Monthly Market Reports published by SWMLS.

	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
January	4,007	4,272	4,098	3,342	3,178	2,905	2,661	1,765	823	626	1,008	1,077
February	4,062	4,320	4,027	3,426	3,145	2,839	2,301	1,688	701	562	940	1,110
March	4,227	4,619	4,156	3,527	3,187	2,886	2,276	1,784	673	555	987	1,192
April	4,372	4,858	4,335	3,613	3,283	3,067	2,357	1,737	752	741	934	1,276
May	4,531	5,150	4,369	3,706	3,565	3,297	2,495	1,636	747	880	1,042	1,479
June	4,795	5,402	4,490	3,919	3,769	3,570	2,665	1,354	898	1,143	1,192	1,576
July	4,910	5,428	4,487	4,412	3,883	3,637	2,614	1,377	1,062	1,321	1,257	1,623
August	5,007	5,474	4,353	4,344	3,854	3,624	2,633	1,304	1,072	1,350	1,291	1,751
September	5,035	5,390	4,216	4,264	3,793	3,580	2,605	1,311	1,016	1,501	1,442	1,841
October	4,868	5,148	4,100	4,025	3,641	3,422	2,507	1,412	958	1,499	1,504	1,850
November	4,657	4,741	3,813	3,712	3,350	3,191	2,264	1,181	778	1,434	1,497	1,770
December	4,232	4,212	3,407	3,247	2,982	2,779	1,901	950	639	1,173	1,327	1,484

Inventory for Greater Albuquerque Area

Based on year end numbers



Housing Activity Report by Area
Greater Albuquerque Association of REALTORS®

		Class R1 - Existing Single-Family Detached by Area							
		2021		2022		2023		2024	
		Sales	AVG Sale Price	Sales	AVG Sale Price	Sales	AVG Sale Price	Sales	AVG Sale Price
10	Sandia Heights	133	\$612,403	80	\$725,727	93	\$713,864	89	\$727,778
20	North Albuquerque Acres	162	\$756,637	96	\$863,000	111	\$892,781	98	\$825,262
21	Albuquerque Acres West	271	\$506,644	196	\$553,963	143	\$576,234	128	\$657,629
30	Far NE Heights	680	\$388,367	416	\$474,787	485	\$467,720	375	\$505,864
31	Foothills North	148	\$673,202	116	\$752,487	81	\$761,998	86	\$812,081
32	Academy West	400	\$273,607	166	\$358,994	256	\$325,822	132	\$402,928
40	UNM	331	\$369,876	185	\$421,652	180	\$431,745	182	\$449,192
41	Uptown	503	\$244,804	352	\$290,632	332	\$283,961	279	\$323,907
42	UNM South	301	\$278,419	181	\$370,783	187	\$332,436	158	\$389,257
50	NE Heights	1,168	\$248,597	771	\$285,966	752	\$296,752	642	\$317,546
51	Foothills South	281	\$354,636	156	\$440,867	188	\$430,248	163	\$477,524
60	Four Hills	154	\$379,482	83	\$470,223	82	\$470,680	58	\$518,433
70	Fairgrounds	164	\$223,009	163	\$259,622	124	\$269,599	108	\$287,200
71	Southeast Heights	414	\$286,917	233	\$340,858	258	\$317,333	197	\$250,240
72	Mesa Del Sol	76	\$345,724	38	\$396,367	64	\$419,023	48	\$468,072
80	Downtown	326	\$296,527	162	\$350,754	210	\$328,065	105	\$343,184
90	Near South Valley	228	\$193,573	210	\$230,489	143	\$246,712	155	\$261,808
91	Valley Farms	104	\$337,355	98	\$361,103	86	\$358,831	69	\$398,140
92	Southwest Heights	855	\$215,663	724	\$256,158	620	\$271,592	616	\$397,794
93	Pajarito	22	\$254,668	18	\$359,528	23	\$296,304	13	\$374,992
100	North Valley	286	\$424,209	193	\$534,236	155	\$575,705	156	\$667,831

Housing Activity Report by Area
Greater Albuquerque Association of REALTORS®

Class R1 - Existing Single-Family Detached by Area									
		2021		2022		2023		2024	
		Sales	AVG Sale Price	Sales	AVG Sale Price	Sales	AVG Sale Price	Sales	AVG Sale Price
101	Near North Valley	337	\$316,934	224	\$372,957	202	\$350,876	197	\$414,252
102	Far North Valley	27	\$568,705	33	\$697,140	23	\$558,792	28	\$608,142
103	West River Valley	40	\$606,978	22	\$665,426	21	\$655,348	18	\$701,333
110	Northwest Heights	890	\$350,712	741	\$432,345	584	\$436,985	558	\$456,512
111	Ladera Heights	773	\$247,736	508	\$293,626	433	\$299,185	343	\$320,989
112	Canoncito	2	\$416,000	0	\$0	2	\$230,250	4	\$268,625
120	Paradise West	744	\$282,058	502	\$330,543	347	\$341,216	382	\$356,619
121	Paradise East	483	\$316,085	314	\$377,091	248	\$376,752	241	\$415,006
130	Corrales	167	\$679,858	119	\$779,832	106	\$782,626	104	\$767,242
140	Rio Rancho South	340	\$340,760	261	\$411,515	265	\$420,990	218	\$461,767
141	Rio Rancho Southwest	11	\$204,900	7	\$297,429	4	\$303,750	5	\$344,883
150	Rio Rancho Mid	825	\$287,602	580	\$343,817	511	\$350,212	463	\$375,861
151	Rio Rancho Mid-North	377	\$356,419	254	\$421,553	261	\$432,779	273	\$416,056
152	Rio Rancho Mid-West	67	\$203,360	55	\$272,015	49	\$281,531	57	\$334,684
160	Rio Rancho North	626	\$350,886	497	\$415,183	452	\$421,713	436	\$433,854
161	Rio Rancho Central	459	\$239,335	341	\$282,069	260	\$296,911	311	\$320,702
162	Rio Rancho Northwest	8	\$400,121	0	\$0	0	\$0	1	\$343,690
170	Bernalillo/Algodones	112	\$364,010	103	\$429,316	83	\$369,381	79	\$424,454
180	Placitas	174	\$597,803	114	\$691,815	94	\$679,166	102	\$702,596
210-293	East Mountain Area	673	\$395,850	537	\$413,408	416	\$451,193	456	\$451,625
690-760	Valencia County	934	\$264,172	896	\$300,843	881	\$309,658	800	\$336,522

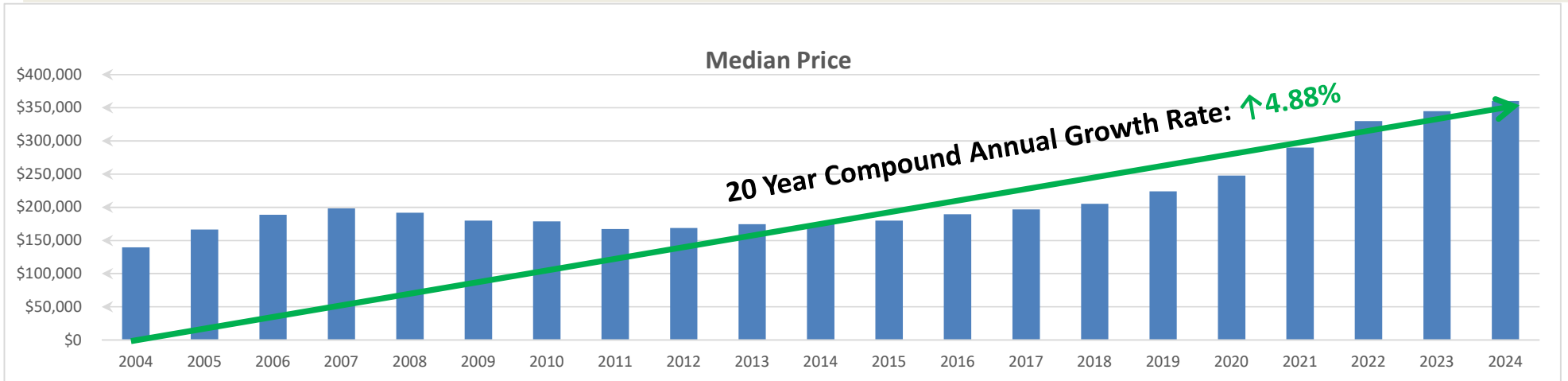
YEAR-END AVERAGE RESIDENTIAL HOME SALES PRICE

Greater Albuquerque Association of REALTORS®

Single Family Detached, Greater Albuquerque Area

Data on this page obtained from the Annual Market Reports published by SWMLS.

Year	Median Price	Change in Mdn. Price From Previous Year	Change in % From Previous Year
2004	\$140,000	+\$8000	+5.71%
2005	\$166,500	+\$26500	+18.93%
2006	\$188,900	+\$22400	+13.45%
2007	\$198,477	+\$9577	+5.07%
2008	\$192,000	-\$6477	-3.26%
2009	\$180,000	-\$12000	-6.25%
2010	\$179,000	-\$1000	-0.56%
2011	\$167,000	-\$12000	-6.70%
2012	\$169,006	+\$2006	+1.20%
2013	\$174,900	+\$5894	+3.49%
2014	\$175,532	+\$632	+0.36%
2015	\$180,000	+\$4468	+2.55%
2016	\$189,628	+\$9628	+5.35%
2017	\$196,975	+\$7347	+3.87%
2018	\$205,000	+\$8025	+4.07%
2019	\$224,000	+\$19000	+9.27%
2020	\$248,000	+\$24000	+10.71%
2021	\$290,000	+\$42000	+16.94%
2022	\$330,000	+\$40000	+13.79%
2023	\$345,000	+\$15000	+4.55%
2024	\$360,000	+\$15000	+4.35%



YEAR-END PRICE PER SQUARE FOOT HOME SALES PRICE

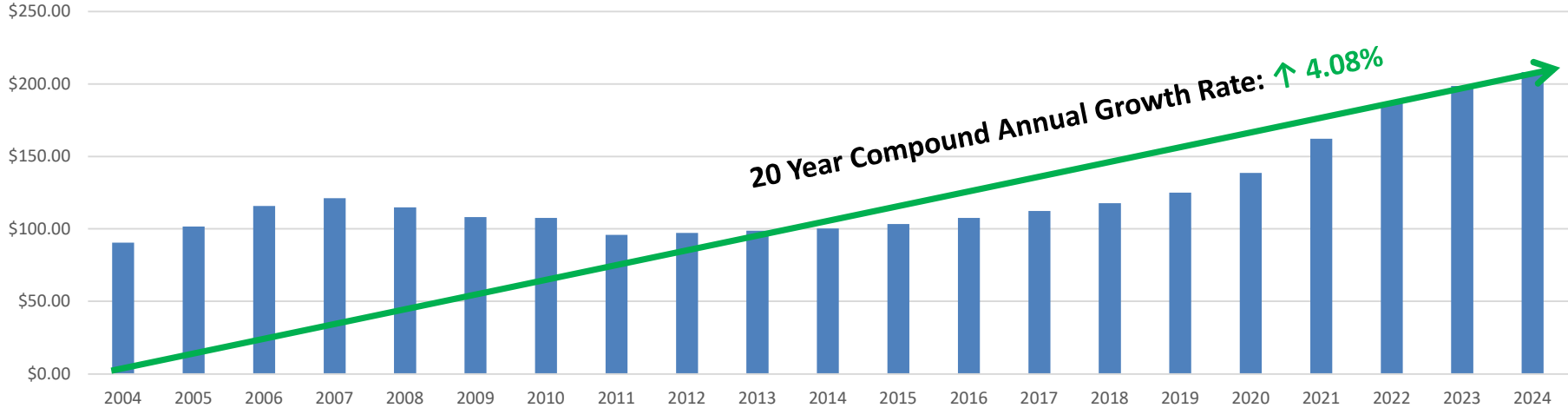
Greater Albuquerque Association of REALTORS®

Single Family Detached, Greater Albuquerque Area

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Year	Avg. Price Per Structure Square Foot	Change in Avg. Price From Previous Year	Change in % From Previous Year
2004	\$90.59	+\$4.92	+5.74%
2005	\$101.68	+\$11.09	+12.24%
2006	\$116.00	+\$14.32	+14.08%
2007	\$121.23	+\$5.23	+4.51%
2008	\$114.91	-\$6.32	-5.21%
2009	\$108.25	-\$6.66	-5.80%
2010	\$107.59	-\$0.66	-0.61%
2011	\$95.89	-\$11.70	-10.87%
2012	\$97.36	+\$1.47	+1.53%
2013	\$98.85	+\$1.49	+1.53%
2014	\$100.41	+\$1.56	+1.58%
2015	\$103.35	+\$2.94	+2.93%
2016	\$107.63	+\$4.28	+4.14%
2017	\$112.49	+\$4.86	+4.52%
2018	\$117.78	+\$5.29	+4.70%
2019	\$125.00	+\$7.22	+6.13%
2020	\$138.66	+\$13.66	+10.93%
2021	\$162.22	+\$23.56	+16.99%
2022	\$187.13	+\$24.91	+15.36%
2023	\$198.75	+\$11.62	+6.21%
2024	\$208.27	+\$9.52	+4.79%

Average Price Per Structure Square Foot



**2023 vs. 2024 RECAP for Greater Albuquerque Area
Greater Albuquerque Association of REALTORS®**

Class R1 (Existing Single-Family Detached) & Class R2 (Existing Condo/Townhome Attached)

Detached	2023	2024	Change '23 vs. '24	% of Change
Average Price:	\$397,603	\$413,206	\$15,603	+3.92%
Median Price:	\$345,000	\$360,000	\$15,000	+4.35%
Total Sold & Closed:	8,801	8967	166	+1.89%
Total Dollar Volume:	\$3,499,303,928	\$3,705,217,968	\$205,914,040	+5.88%

Attached	2023	2024	Change '23 vs. '24	% of Change
Average Price:	\$263,299	\$275,224	\$11,925	+4.53%
Median Price:	\$251,000	\$266,000	\$15,000	+5.98%
Total Sold & Closed:	937	898	-39	-4.16%
Total Dollar Volume:	\$246,711,583	\$247,151,102	\$439,519	+0.18%

Detached & Attached	2023	2024	Change '23 vs. '24	% of Change
Average Price:	\$384,680	\$400,646	\$15,966	+4.15%
Median Price:	\$336,395	\$350,000	\$13,605	+4.04%
Total Sold & Closed:	9,738	9865	127	+1.30%
Total Dollar Volume:	\$3,746,015,511	\$3,952,369,070	\$206,353,559	+5.51%

Statistics compiled for Home Sales Report pulled 01/24/25
Actual Year-To-Date Sales Data for 2023 & 2024 for Class R1 & R2.

2024 Recap by Market Areas
Greater Albuquerque Association of REALTORS®

Detached (Existing Single Family Detached) & Attached (Existing Condo/Townhome Attached)

All MLS Areas

<u>Detached</u>		<u>Attached</u>		<u>Detached & Attached</u>	
Average Price:	\$413,625	Average Price:	\$279,312	Average Price:	\$401,228
Median Price:	\$360,000	Median Price:	\$269,900	Median Price:	\$350,000
Total Sold & Closed:	9,215	Total Sold & Closed:	937	Total Sold & Closed:	10,152
Total Dollar Volume:	\$3,811,553,773	Total Dollar Volume:	\$261,715,287	Total Dollar Volume:	\$4,073,269,060

Areas 10-293, 690-760 (Greater Albuquerque Market Area)

<u>Detached</u>		<u>Attached</u>		<u>Detached & Attached</u>	
Average Price:	\$413,206	Average Price:	\$275,224	Average Price:	\$400,646
Median Price:	\$360,000	Median Price:	\$266,000	Median Price:	\$350,000
Total Sold & Closed:	8,967	Total Sold & Closed:	898	Total Sold & Closed:	9,865
Total Dollar Volume:	\$3,705,217,968	Total Dollar Volume:	\$247,151,102	Total Dollar Volume:	\$3,952,369,070

Areas 10-121 (City of Albuquerque)

<u>Detached</u>		<u>Attached</u>		<u>Detached & Attached</u>	
Average Price:	\$414,275	Average Price:	\$278,664	Average Price:	\$397,991
Median Price:	\$357,758	Median Price:	\$270,000	Median Price:	\$346,061
Total Sold & Closed:	5,628	Total Sold & Closed:	768	Total Sold & Closed:	6,396
Total Dollar Volume:	\$2,331,539,281	Total Dollar Volume:	\$214,014,202	Total Dollar Volume:	\$2,545,553,483

Areas 140-162 (Rio Rancho)

<u>Detached</u>		<u>Attached</u>		<u>Detached & Attached</u>	
Average Price:	\$395,871	Average Price:	\$254,663	Average Price:	\$389,016
Median Price:	\$369,000	Median Price:	\$265,000	Median Price:	\$364,000
Total Sold & Closed:	1,764	Total Sold & Closed:	90	Total Sold & Closed:	1,854
Total Dollar Volume:	\$698,315,822	Total Dollar Volume:	\$22,919,700	Total Dollar Volume:	\$721,235,522

Areas 210-293 (East Mountains and Estancia Basin)

<u>Detached</u>		<u>Attached</u>		<u>Detached & Attached</u>	
Average Price:	\$461,590	Average Price:	\$165,000	Average Price:	\$450,998
Median Price:	\$439,500	Median Price:	\$165,000	Median Price:	\$429,000
Total Sold & Closed:	456	Total Sold & Closed:	1	Total Sold & Closed:	457
Total Dollar Volume:	\$205,940,985	Total Dollar Volume:	\$165,000	Total Dollar Volume:	\$206,105,985

Areas 690-760 (Bosque Farms, Los Lunas, Valencia County)

<u>Detached</u>		<u>Attached</u>		<u>Detached & Attached</u>	
Average Price:	\$451,625	Average Price:	\$233,177	Average Price:	\$332,575
Median Price:	\$429,000	Median Price:	\$227,000	Median Price:	\$305,000
Total Sold & Closed:	800	Total Sold & Closed:	31	Total Sold & Closed:	831
Total Dollar Volume:	\$269,217,988	Total Dollar Volume:	\$7,152,200	Total Dollar Volume:	\$276,370,188

2024 - Time on Market Financing Types Greater Albuquerque Association of REALTORS®

Detached (Single Family Detached) & Attached (Condo/Townhome Attached)

All MLS Areas		
Time on Market for Sold Units		
Days	Detached	Attached
0 - 30	5,833	703
31 - 60	1,466	115
61 - 90	815	56
91 - 120	404	25
121 +	681	34
TOTALS:	9,199	933

Greater Albuquerque Area		
Time on Market for Sold Units		
Days	Detached	Attached
0 - 30	5,696	673
31 - 60	1,435	111
61 - 90	797	54
91 - 120	389	24
121 +	635	32
TOTALS:	8,952	894

Areas 10-121 (Albuquerque)		
Time on Market for Sold Units		
Days	Detached	Attached
0 - 30	3,815	581
31 - 60	860	95
61 - 90	439	41
91 - 120	198	20
121 +	307	28
TOTALS:	5,619	765

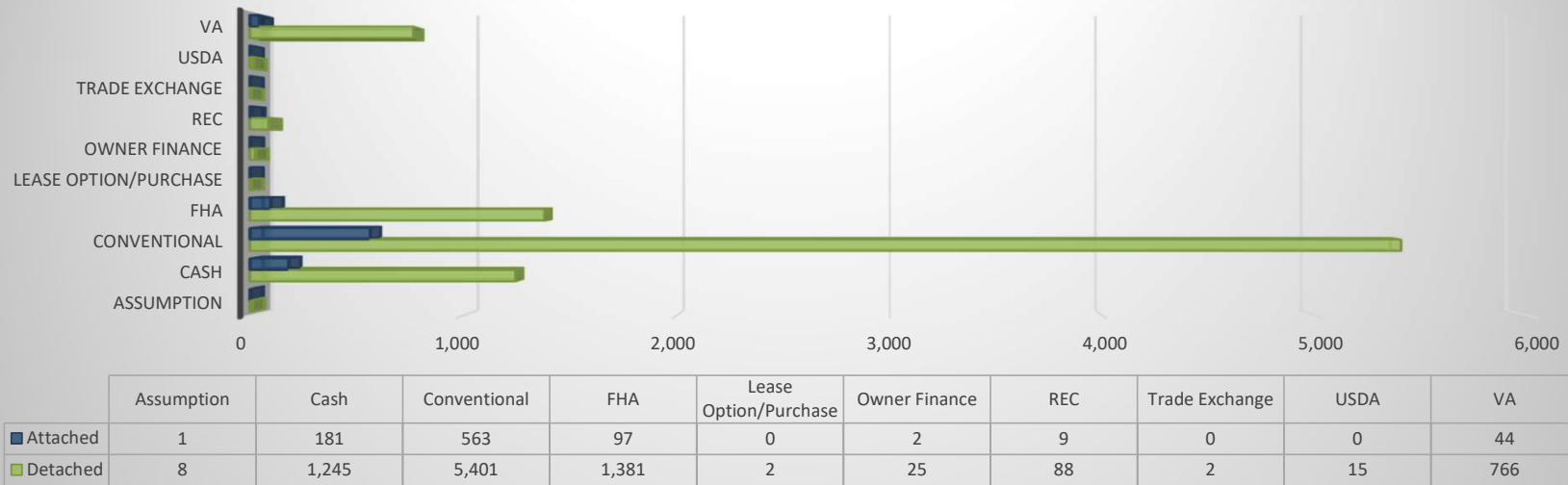
Areas 140-162 (Rio Rancho)		
Time on Market for Sold Units		
Days	Detached	Attached
0 - 30	1,065	89
31 - 60	292	63
61 - 90	183	8
91 - 120	90	3
121 +	130	2
TOTALS:	1,760	165

Areas 210-293 (East Mountain)		
Time on Market for Sold Units		
Days	Detached	Attached
0 - 30	252	1
31 - 60	81	0
61 - 90	35	1
91 - 120	30	0
121 +	58	0
TOTALS:	456	2

Areas 690-760 (Valencia County)		
Time on Market for Sold Units		
Days	Detached	Attached
0 - 30	399	25
31 - 60	144	3
61 - 90	104	1
91 - 120	53	1
121 +	98	1
TOTALS:	798	31

All MLS Areas

Type of Financing for Sold Units



Adjusted Year-To-Date Monthly Sales

Greater Albuquerque Association of REALTORS®

Class R1 & R2 (Existing Single-Family Detached & Condo/Townhome Attached) Greater Albuquerque Area

Total Sales 2023 vs 2024: **-803 (-8.02%)**

Total Sales for 2023: 10018

Total Sales for 2024: 9215

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
January	414	458	551	602	591	645	707	797	811	878	977	901	604	536
February	463	571	623	618	625	728	711	790	825	913	974	792	708	667
March	660	671	745	769	920	990	1,096	1,163	1,083	1,103	1,297	1,136	899	700
April	618	675	814	791	944	1,055	1,076	1,207	1,243	1,055	1,250	1,071	784	828
May	712	857	1,003	897	1,015	1,087	1,321	1,347	1,424	1,031	1,276	1,164	936	902
June	757	743	976	893	1,098	1,213	1,325	1,300	1,233	1,283	1,434	1,214	999	792
July	687	792	1,060	919	1,142	1,137	1,165	1,238	1,331	1,614	1,450	1,059	907	903
August	727	844	963	914	1,040	1,152	1,188	1,265	1,374	1,398	1,367	1,120	994	863
September	583	728	848	791	1,000	1,036	1,066	1,105	1,174	1,356	1,354	1,008	877	725
October	623	754	808	844	926	898	1,080	1,120	1,140	1,362	1,288	873	832	822
November	549	624	628	673	724	875	904	982	1,017	1,260	1,197	762	735	703
December	580	682	725	745	911	949	983	928	1,076	1,309	1,151	759	743	774
TOTALS	7,486	7,373	8,399	9,744	9,456	10,936	11,765	12,622	13,242	13,732	15,015	11,859	10,018	9,215

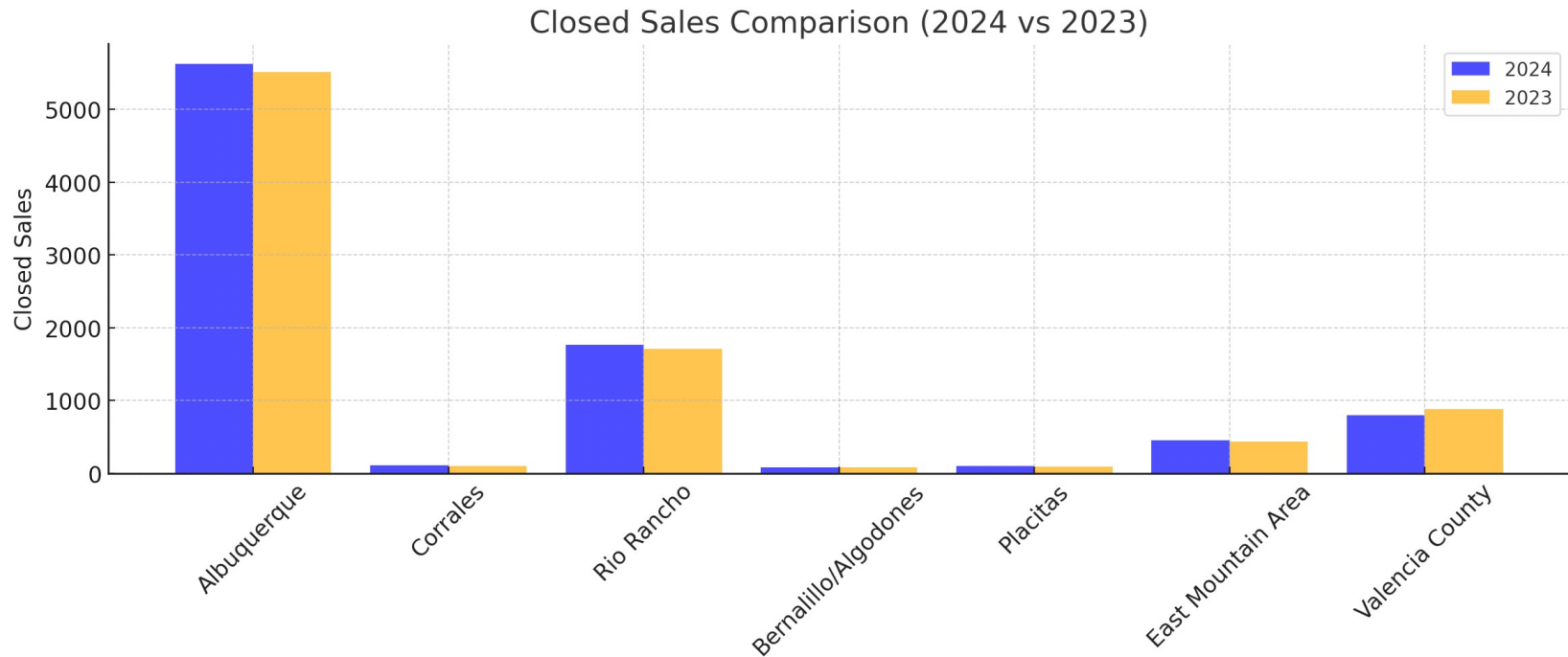
Data on this page obtained from MLS on 1/26/24. This reflects closed sales for each period as entered into the MLS on this date. May differ from totals on other pages due to late reporting of sales to the MLS.

Adjusted Total Sales History
Greater Albuquerque Association of REALTORS®

Class R1(Single Family Detached) & Class R2 (Condo/Townhome Attached)			
Greater Albuquerque Area			
	<u>Detached</u>	<u>Attached</u>	<u>Detached & Attached</u>
2024 Total Sales	8,967	898	9,865
Average Price	\$413,206	\$275,224	\$400,646
Median Price	\$360,000	\$266,000	\$350,000
2023 Total Sales	8,801	937	9,738
Average Price	\$397,603	\$263,299	\$384,680
Median Price	\$345,000	\$251,000	\$336,395
2022 Total Sales	10,712	1,146	11,858
Average Price	\$378,491	\$243,783	\$365,472
Median Price	\$330,000	\$239,000	\$320,000
2021 Total Sales	13,521	1,480	15,001
Average Price	\$336,518	\$216,690	\$324,696
Median Price	\$290,000	\$210,000	\$280,000
2020 Total Sales	13,218	1,400	14,618
Average Price	\$287,144	\$184,306	\$277,295
Median Price	\$248,000	\$174,950	\$240,000
2019 Total Sales	12,457	1,275	13,732
Average Price	\$260,751	\$171,195	\$252,436
Median Price	\$224,000	\$161,000	\$216,000
2018 Total Sales	11,979	1,262	13,241
Average Price	\$241,506	\$162,311	\$233,958
Median Price	\$205,000	\$150,000	\$198,900
2017 Total Sales	11,477	1,145	12,622
Average Price	\$235,197	\$153,187	\$233,623
Median Price	\$197,000	\$142,000	\$190,000
2016 Total Sales	10,736	1,029	11,765
Average Price	\$224,215	\$147,964	\$217,538
Median Price	\$189,628	\$140,000	\$185,000
2015 Total Sales	9,975	963	10,938
Average Price	\$215,356	\$147,457	\$209,378
Median Price	\$180,000	\$139,500	\$176,950
2014 Total Sales	8,651	805	9,456
Average Price	\$213,028	\$144,935	\$207,231
Median Price	\$175,564	\$135,750	\$172,900

Regional Market Comparison 24 vs 23 Greater Albuquerque Association of REALTORS®

	2024	2023	2024	2023	2024	2023	YOY Change	2024
	Closed Sales	Closed Sales	Mdn Sale Price	Mdn Sale Price	Mdn Sold Price/Sq Ft	Mdn Sold Price/Sq Ft	Mdn Sold Price/Sq Ft	% Avg List Price to Avg Sold Price
10-121 Albuquerque	5,628	5511	\$ 357,758.00	\$ 344,000.00	\$ 207.69	\$ 198.71	\$ 8.98	99%
130 Corrales	104	101	\$ 682,450.00	\$ 709,000.00	\$ 281.40	\$ 277.61	\$ 3.79	98%
140-162 Rio Rancho	1,765	1711	\$ 369,000.00	\$ 355,000.00	\$ 211.35	\$ 202.91	\$ 8.44	99%
170 Bernalillo/Algodones	79	76	\$ 419,500.00	\$ 369,000.00	\$ 222.80	\$ 206.12	\$ 16.68	99%
180 Placitas	102	91	\$ 668,750.00	\$ 678,000.00	\$ 271.11	\$ 275.09	\$ (3.98)	98%
210-293 East Mountain Area	456	429	\$ 429,000.00	\$ 405,000.00	\$ 207.74	\$ 211.99	\$ (4.25)	98%
690-760 Valencia County	800	882	\$ 307,700.00	\$ 295,000.00	\$ 192.88	\$ 179.38	\$ 13.50	99%



Regional Market Comparison 24 vs 23

Greater Albuquerque Association of REALTORS®

