Local Market Update for November 2024

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

gaar

North of I-40 – 220

North of I-40, West of Golden, East of Sandia Mountains, NW of Gutierrez Canyon

Single-Family Detached

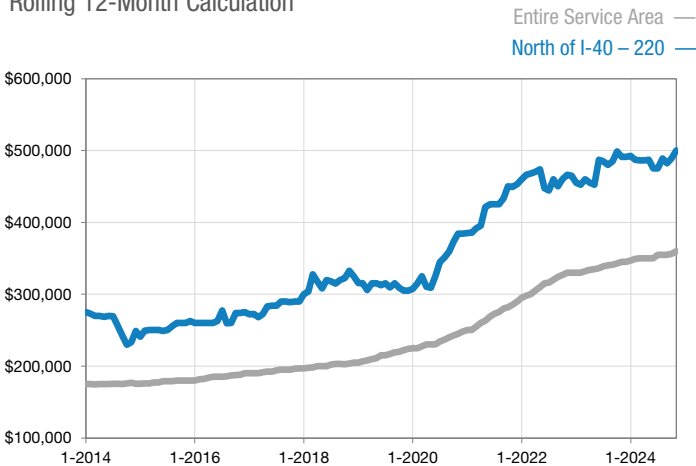| Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	7	12	+ 71.4%	132	145	+ 9.8%
Pending Sales	6	10	+ 66.7%	96	104	+ 8.3%
Closed Sales	8	16	+ 100.0%	95	94	- 1.1%
Days on Market Until Sale	29	45	+ 55.2%	31	44	+ 41.9%
Median Sales Price*	$346,250	$522,500	+ 50.9%	$495,000	$505,000	+ 2.0%
Average Sales Price*	$392,477	$638,648	+ 62.7%	$559,684	$576,537	+ 3.0%
Percent of List Price Received*	100.2%	98.6%	- 1.6%	98.8%	98.4%	- 0.4%
Inventory of Homes for Sale	21	31	+ 47.6%	--	--	--
Months Supply of Inventory	2.5	3.4	+ 36.0%	--	--	--

* 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

Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
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.
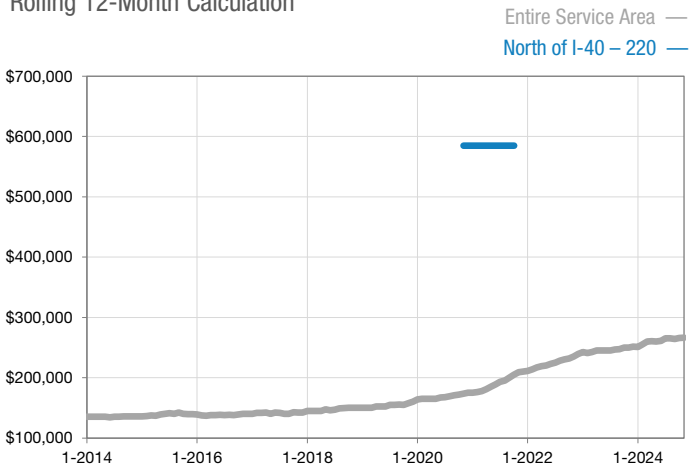
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
North of I-40 – 220 —

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

Entire Service Area —
North of I-40 – 220 —

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.