

Local Market Update for November 2024

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



Academy West – 32

East of I-25, South of Paseo del Norte Blvd NE, West of Wyoming Blvd NE, North of Montgomery Blvd NE

Single-Family Detached	November			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	11	11	0.0%	162	156	- 3.7%
Pending Sales	7	12	+ 71.4%	148	120	- 18.9%
Closed Sales	10	13	+ 30.0%	144	118	- 18.1%
Days on Market Until Sale	31	42	+ 35.5%	19	24	+ 26.3%
Median Sales Price*	\$387,500	\$386,000	- 0.4%	\$375,000	\$375,000	0.0%
Average Sales Price*	\$395,340	\$410,808	+ 3.9%	\$392,222	\$401,576	+ 2.4%
Percent of List Price Received*	98.8%	97.6%	- 1.2%	99.5%	99.3%	- 0.2%
Inventory of Homes for Sale	15	21	+ 40.0%	--	--	--
Months Supply of Inventory	1.2	1.9	+ 58.3%	--	--	--

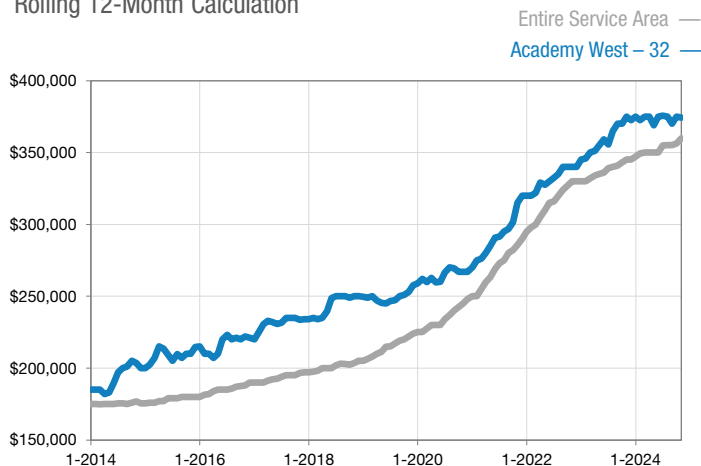
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	8	14	+ 75.0%	107	149	+ 39.3%
Pending Sales	3	4	+ 33.3%	89	111	+ 24.7%
Closed Sales	4	6	+ 50.0%	87	113	+ 29.9%
Days on Market Until Sale	10	14	+ 40.0%	16	21	+ 31.3%
Median Sales Price*	\$244,000	\$227,500	- 6.8%	\$265,000	\$256,500	- 3.2%
Average Sales Price*	\$248,500	\$231,983	- 6.6%	\$242,810	\$244,378	+ 0.6%
Percent of List Price Received*	99.7%	99.4%	- 0.3%	100.4%	98.6%	- 1.8%
Inventory of Homes for Sale	14	27	+ 92.9%	--	--	--
Months Supply of Inventory	1.8	2.8	+ 55.6%	--	--	--

* 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.

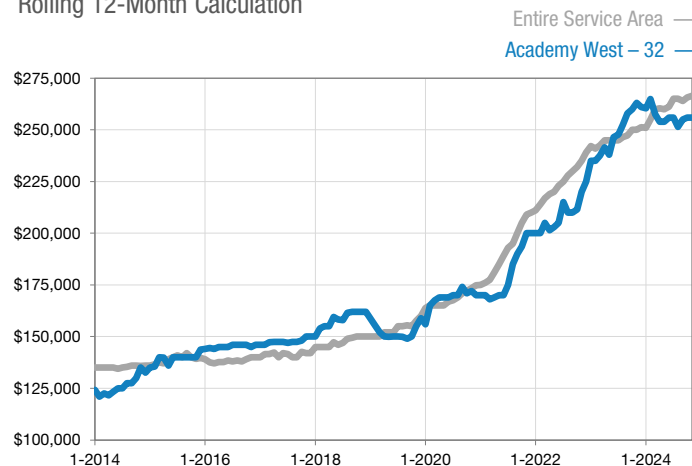
Median Sales Price - Single-Family Detached

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.