

Local Market Update for November 2024

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



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Single-Family Detached	November			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	16	9	- 43.8%	160	151	- 5.6%
Pending Sales	12	7	- 41.7%	121	119	- 1.7%
Closed Sales	7	10	+ 42.9%	114	117	+ 2.6%
Days on Market Until Sale	22	33	+ 50.0%	15	29	+ 93.3%
Median Sales Price*	\$445,000	\$410,000	- 7.9%	\$461,750	\$464,900	+ 0.7%
Average Sales Price*	\$466,286	\$470,050	+ 0.8%	\$497,247	\$549,268	+ 10.5%
Percent of List Price Received*	96.6%	98.5%	+ 2.0%	100.3%	99.3%	- 1.0%
Inventory of Homes for Sale	21	24	+ 14.3%	--	--	--
Months Supply of Inventory	2.0	2.3	+ 15.0%	--	--	--

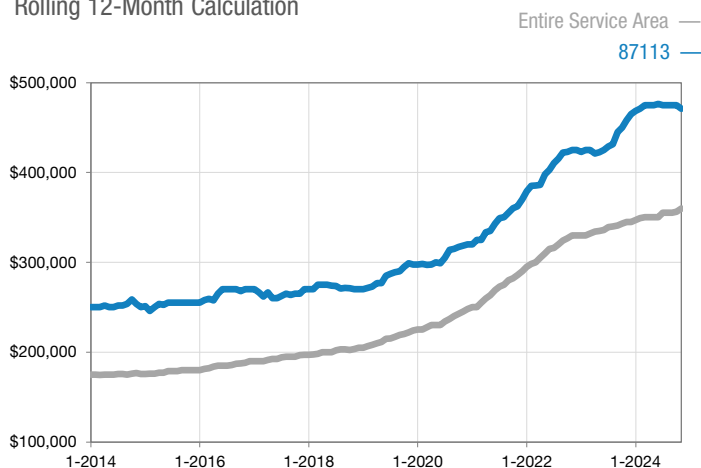
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	0	2	--	17	21	+ 23.5%
Pending Sales	1	2	+ 100.0%	15	20	+ 33.3%
Closed Sales	3	0	- 100.0%	14	18	+ 28.6%
Days on Market Until Sale	9	--	--	9	4	- 55.6%
Median Sales Price*	\$266,000	--	--	\$257,500	\$250,000	- 2.9%
Average Sales Price*	\$272,667	--	--	\$253,986	\$240,572	- 5.3%
Percent of List Price Received*	100.2%	--	--	99.4%	100.7%	+ 1.3%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	0.5	--	--	--	--

* 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.

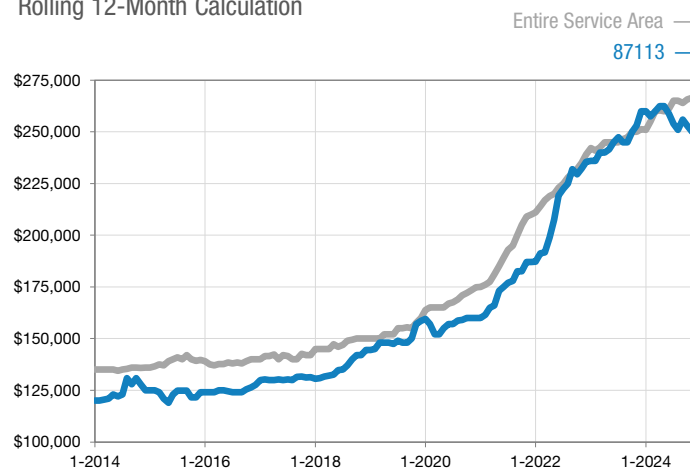
Median Sales Price - Single-Family Detached

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.