

Local Market Update for November 2024

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



Northwest Heights – 110

East of Paseo del Volcan, South of Paseo del Norte Blvd NE, West of Coors Blvd NW / Rio Grande River, North of Unser Blvd NW

Single-Family Detached	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
Key Metrics						
New Listings	43	35	- 18.6%	654	680	+ 4.0%
Pending Sales	37	42	+ 13.5%	510	528	+ 3.5%
Closed Sales	35	31	- 11.4%	509	512	+ 0.6%
Days on Market Until Sale	34	33	- 2.9%	33	39	+ 18.2%
Median Sales Price*	\$371,250	\$405,000	+ 9.1%	\$406,240	\$424,889	+ 4.6%
Average Sales Price*	\$439,329	\$429,129	- 2.3%	\$446,275	\$455,391	+ 2.0%
Percent of List Price Received*	98.2%	98.3%	+ 0.1%	99.6%	99.0%	- 0.6%
Inventory of Homes for Sale	104	96	- 7.7%	--	--	--
Months Supply of Inventory	2.3	2.0	- 13.0%	--	--	--

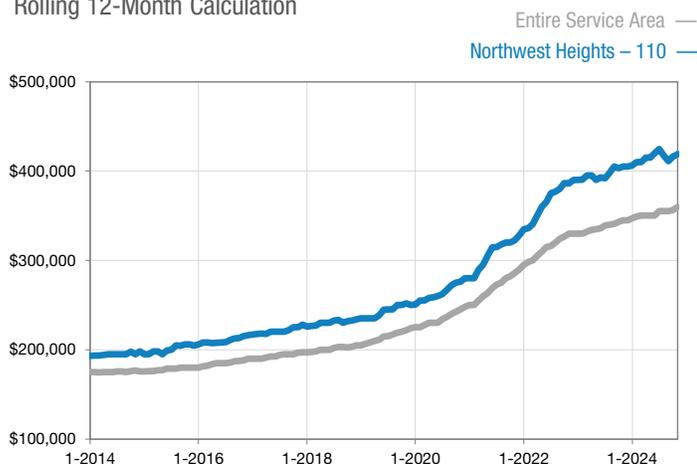
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
Key Metrics						
New Listings	3	1	- 66.7%	35	34	- 2.9%
Pending Sales	2	3	+ 50.0%	33	32	- 3.0%
Closed Sales	3	4	+ 33.3%	30	30	0.0%
Days on Market Until Sale	4	39	+ 875.0%	23	26	+ 13.0%
Median Sales Price*	\$237,000	\$260,000	+ 9.7%	\$324,450	\$270,000	- 16.8%
Average Sales Price*	\$234,333	\$323,750	+ 38.2%	\$336,872	\$330,400	- 1.9%
Percent of List Price Received*	103.1%	98.5%	- 4.5%	99.9%	98.5%	- 1.4%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	0.6	1.0	+ 66.7%	--	--	--

* 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.

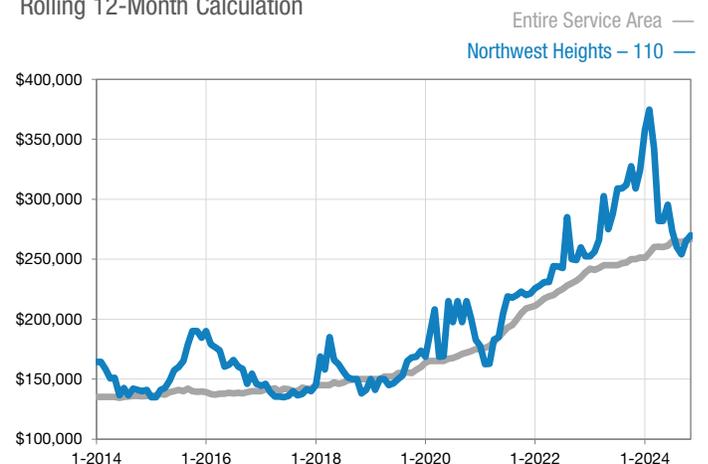
Median Sales Price - Single-Family Detached

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.