

Local Market Update for November 2024

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



North Valley – 100

East of Rio Grande River, South of Alameda Blvd NE, West of I-25, North of Montano Rd

Single-Family Detached	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
Key Metrics						
New Listings	20	12	- 40.0%	181	179	- 1.1%
Pending Sales	8	10	+ 25.0%	124	146	+ 17.7%
Closed Sales	9	15	+ 66.7%	118	140	+ 18.6%
Days on Market Until Sale	18	42	+ 133.3%	48	40	- 16.7%
Median Sales Price*	\$475,000	\$490,000	+ 3.2%	\$495,000	\$463,500	- 6.4%
Average Sales Price*	\$522,111	\$599,624	+ 14.8%	\$680,959	\$659,419	- 3.2%
Percent of List Price Received*	97.0%	97.6%	+ 0.6%	98.1%	98.5%	+ 0.4%
Inventory of Homes for Sale	44	34	- 22.7%	--	--	--
Months Supply of Inventory	4.2	2.7	- 35.7%	--	--	--

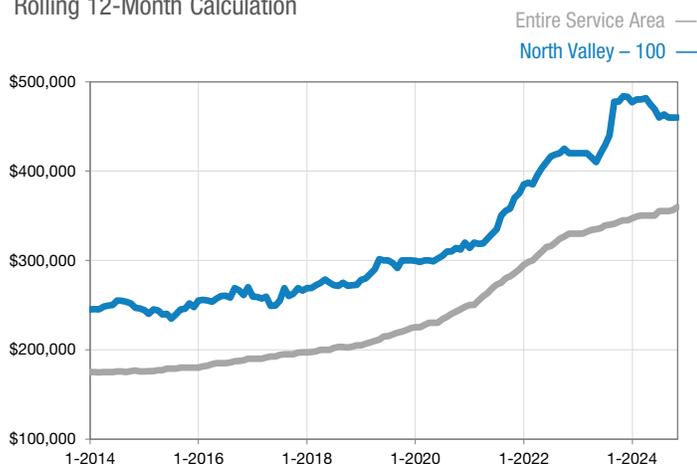
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
Key Metrics						
New Listings	1	2	+ 100.0%	25	34	+ 36.0%
Pending Sales	3	2	- 33.3%	22	28	+ 27.3%
Closed Sales	4	0	- 100.0%	20	27	+ 35.0%
Days on Market Until Sale	22	--	--	13	5	- 61.5%
Median Sales Price*	\$265,500	--	--	\$229,750	\$250,000	+ 8.8%
Average Sales Price*	\$272,750	--	--	\$235,615	\$251,344	+ 6.7%
Percent of List Price Received*	96.5%	--	--	100.9%	99.4%	- 1.5%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.5	0.4	- 20.0%	--	--	--

* 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.

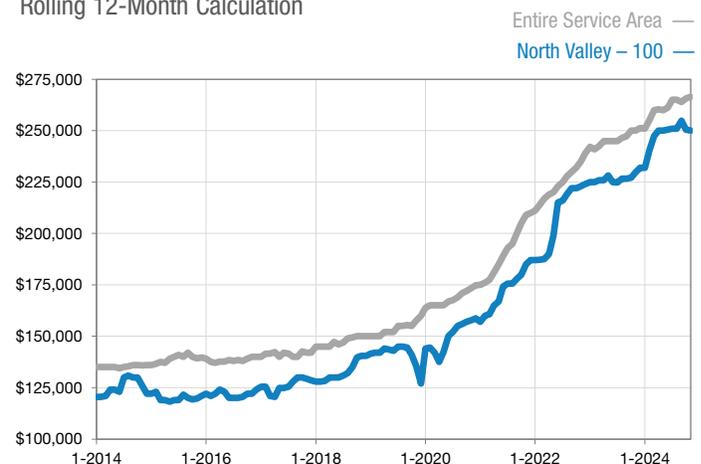
Median Sales Price - Single-Family Detached

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.