

Local Market Update for November 2024

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



Uptown – 41

East of I-25, South of Montgomery Blvd NE, West of Wyoming Blvd NE, North of I-40

Single-Family Detached	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
Key Metrics						
New Listings	27	26	- 3.7%	286	337	+ 17.8%
Pending Sales	19	20	+ 5.3%	253	272	+ 7.5%
Closed Sales	13	19	+ 46.2%	259	255	- 1.5%
Days on Market Until Sale	11	47	+ 327.3%	18	23	+ 27.8%
Median Sales Price*	\$345,000	\$275,000	- 20.3%	\$300,000	\$314,990	+ 5.0%
Average Sales Price*	\$339,332	\$293,205	- 13.6%	\$308,888	\$325,506	+ 5.4%
Percent of List Price Received*	100.0%	98.9%	- 1.1%	99.6%	99.2%	- 0.4%
Inventory of Homes for Sale	35	48	+ 37.1%	--	--	--
Months Supply of Inventory	1.5	2.0	+ 33.3%	--	--	--

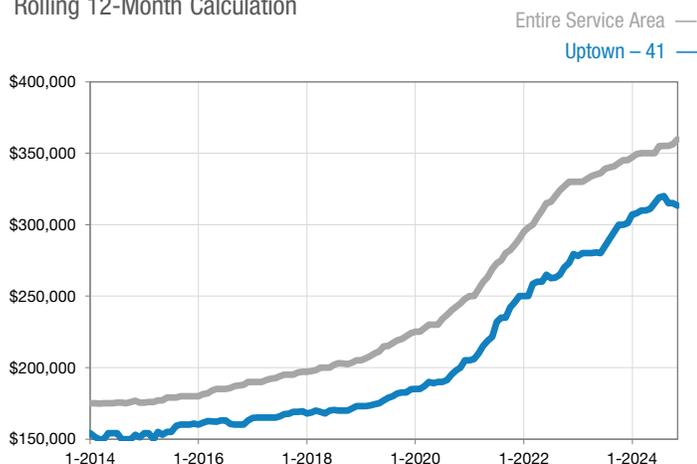
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
Key Metrics						
New Listings	4	4	0.0%	60	59	- 1.7%
Pending Sales	3	7	+ 133.3%	51	43	- 15.7%
Closed Sales	5	6	+ 20.0%	50	36	- 28.0%
Days on Market Until Sale	17	52	+ 205.9%	11	25	+ 127.3%
Median Sales Price*	\$139,000	\$230,000	+ 65.5%	\$149,000	\$177,000	+ 18.8%
Average Sales Price*	\$171,600	\$358,500	+ 108.9%	\$166,894	\$229,411	+ 37.5%
Percent of List Price Received*	100.6%	96.8%	- 3.8%	99.2%	97.6%	- 1.6%
Inventory of Homes for Sale	8	12	+ 50.0%	--	--	--
Months Supply of Inventory	1.8	3.1	+ 72.2%	--	--	--

* 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.

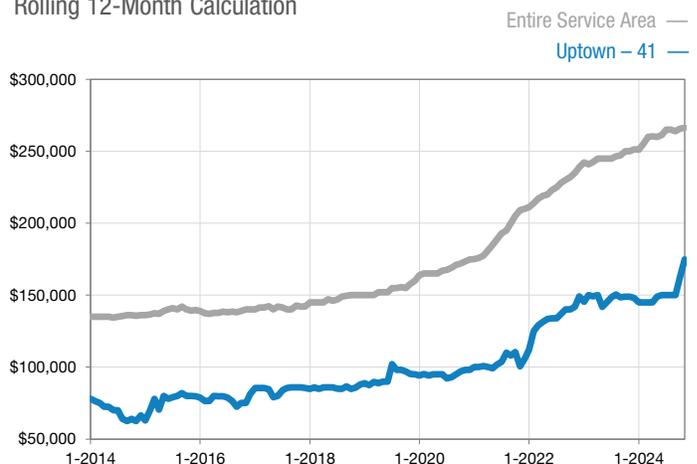
Median Sales Price - Single-Family Detached

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.