

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	36	31	- 13.9%	403	464	+ 15.1%
Pending Sales	28	29	+ 3.6%	337	366	+ 8.6%
Closed Sales	33	26	- 21.2%	334	358	+ 7.2%
Days on Market Until Sale	25	37	+ 48.0%	22	23	+ 4.5%
Median Sales Price*	\$360,000	\$367,500	+ 2.1%	\$359,950	\$340,000	- 5.5%
Average Sales Price*	\$377,477	\$369,038	- 2.2%	\$377,570	\$374,462	- 0.8%
Percent of List Price Received*	98.7%	98.7%	0.0%	99.4%	99.0%	- 0.4%
Inventory of Homes for Sale	47	68	+ 44.7%	--	--	--
Months Supply of Inventory	1.5	2.1	+ 40.0%	--	--	--

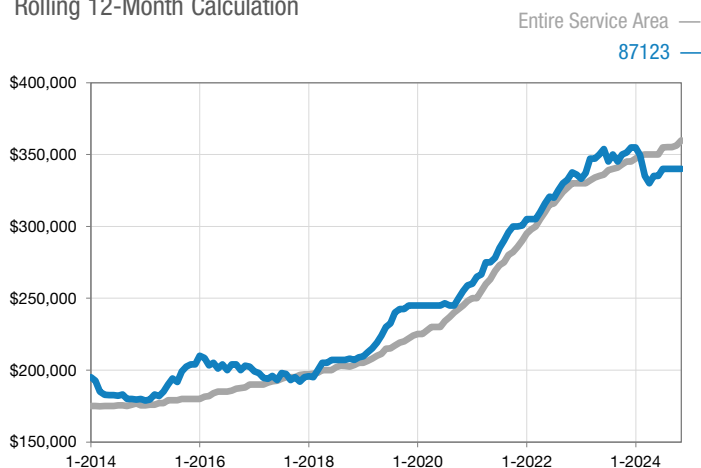
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	8	6	- 25.0%	95	94	- 1.1%
Pending Sales	7	7	0.0%	85	80	- 5.9%
Closed Sales	8	7	- 12.5%	85	71	- 16.5%
Days on Market Until Sale	18	6	- 66.7%	11	14	+ 27.3%
Median Sales Price*	\$247,450	\$263,500	+ 6.5%	\$267,000	\$279,000	+ 4.5%
Average Sales Price*	\$253,300	\$258,500	+ 2.1%	\$264,696	\$286,197	+ 8.1%
Percent of List Price Received*	99.1%	100.4%	+ 1.3%	100.6%	100.3%	- 0.3%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 11.1%	--	--	--

* 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.

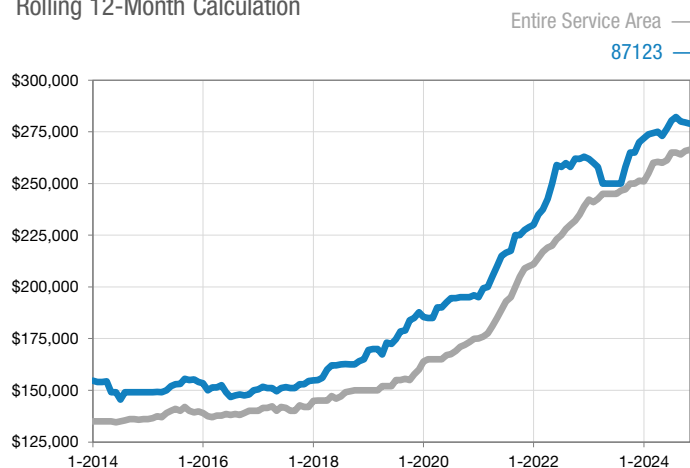
Median Sales Price - Single-Family Detached

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.