

Local Market Update for November 2024

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



87124

Single-Family Detached	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
Key Metrics						
New Listings	55	49	- 10.9%	825	855	+ 3.6%
Pending Sales	42	52	+ 23.8%	669	693	+ 3.6%
Closed Sales	58	50	- 13.8%	673	666	- 1.0%
Days on Market Until Sale	26	44	+ 69.2%	27	33	+ 22.2%
Median Sales Price*	\$370,950	\$388,000	+ 4.6%	\$355,000	\$370,000	+ 4.2%
Average Sales Price*	\$374,460	\$441,469	+ 17.9%	\$385,934	\$398,684	+ 3.3%
Percent of List Price Received*	99.1%	99.0%	- 0.1%	99.8%	99.1%	- 0.7%
Inventory of Homes for Sale	128	123	- 3.9%	--	--	--
Months Supply of Inventory	2.1	2.0	- 4.8%	--	--	--

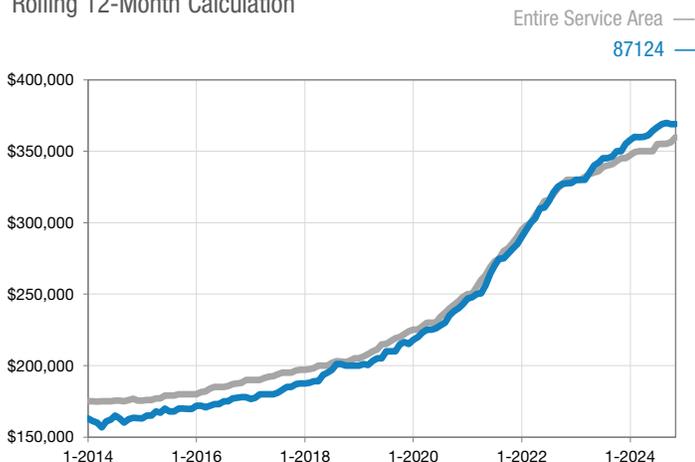
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
Key Metrics						
New Listings	11	7	- 36.4%	85	103	+ 21.2%
Pending Sales	6	8	+ 33.3%	72	90	+ 25.0%
Closed Sales	8	7	- 12.5%	69	78	+ 13.0%
Days on Market Until Sale	13	32	+ 146.2%	12	23	+ 91.7%
Median Sales Price*	\$240,000	\$225,000	- 6.3%	\$260,000	\$262,500	+ 1.0%
Average Sales Price*	\$242,750	\$224,214	- 7.6%	\$242,840	\$253,176	+ 4.3%
Percent of List Price Received*	99.1%	97.9%	- 1.2%	100.3%	98.7%	- 1.6%
Inventory of Homes for Sale	14	10	- 28.6%	--	--	--
Months Supply of Inventory	2.2	1.3	- 40.9%	--	--	--

* 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.

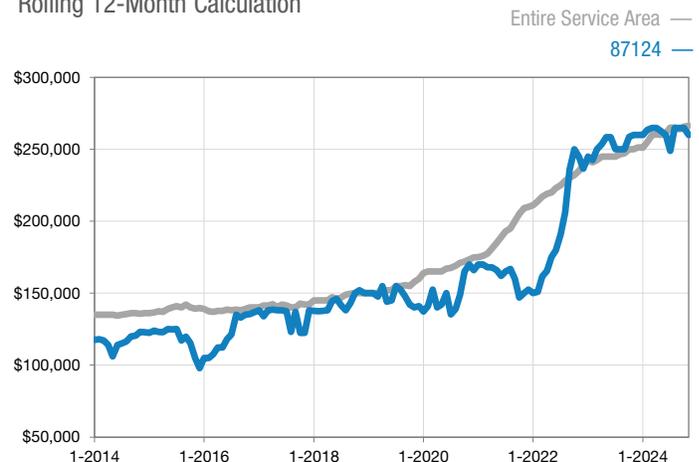
Median Sales Price - Single-Family Detached

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.