

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		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
Key Metrics						
New Listings	35	35	0.0%	477	509	+ 6.7%
Pending Sales	32	31	- 3.1%	423	398	- 5.9%
Closed Sales	31	32	+ 3.2%	428	403	- 5.8%
Days on Market Until Sale	12	30	+ 150.0%	17	25	+ 47.1%
Median Sales Price*	\$310,000	\$315,000	+ 1.6%	\$300,000	\$320,000	+ 6.7%
Average Sales Price*	\$338,465	\$358,649	+ 6.0%	\$326,784	\$348,002	+ 6.5%
Percent of List Price Received*	101.0%	99.2%	- 1.8%	99.9%	99.1%	- 0.8%
Inventory of Homes for Sale	51	81	+ 58.8%	--	--	--
Months Supply of Inventory	1.3	2.3	+ 76.9%	--	--	--

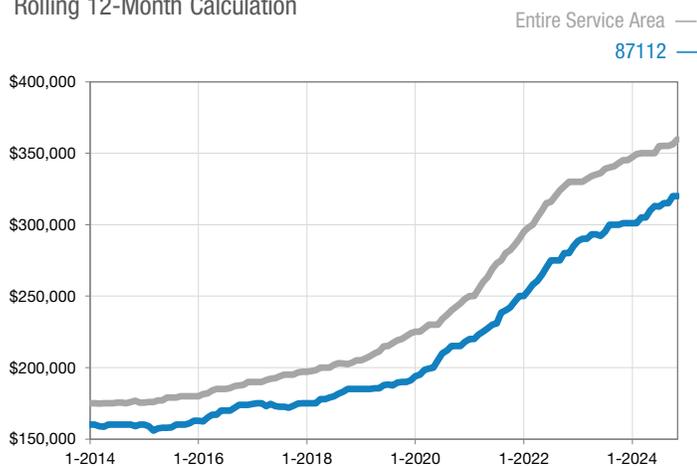
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
Key Metrics						
New Listings	2	5	+ 150.0%	52	56	+ 7.7%
Pending Sales	3	4	+ 33.3%	46	49	+ 6.5%
Closed Sales	3	3	0.0%	51	48	- 5.9%
Days on Market Until Sale	13	30	+ 130.8%	17	16	- 5.9%
Median Sales Price*	\$320,000	\$281,000	- 12.2%	\$250,000	\$272,500	+ 9.0%
Average Sales Price*	\$302,500	\$343,333	+ 13.5%	\$243,244	\$266,347	+ 9.5%
Percent of List Price Received*	93.2%	98.5%	+ 5.7%	100.1%	99.5%	- 0.6%
Inventory of Homes for Sale	1	9	+ 800.0%	--	--	--
Months Supply of Inventory	0.2	2.1	+ 950.0%	--	--	--

* 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.

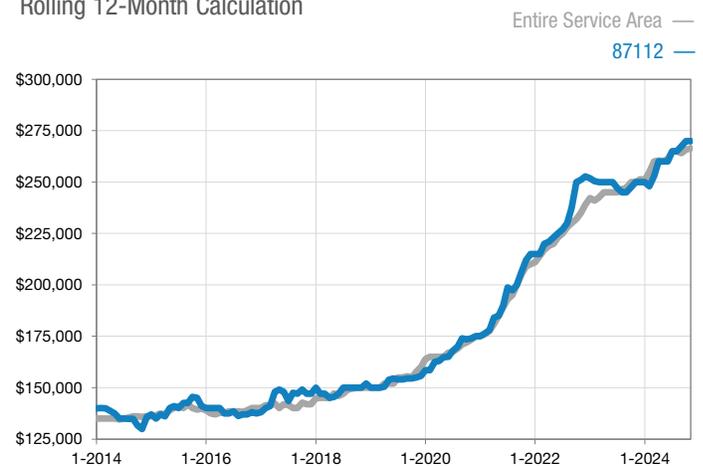
Median Sales Price - Single-Family Detached

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.