

Local Market Update for November 2024

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



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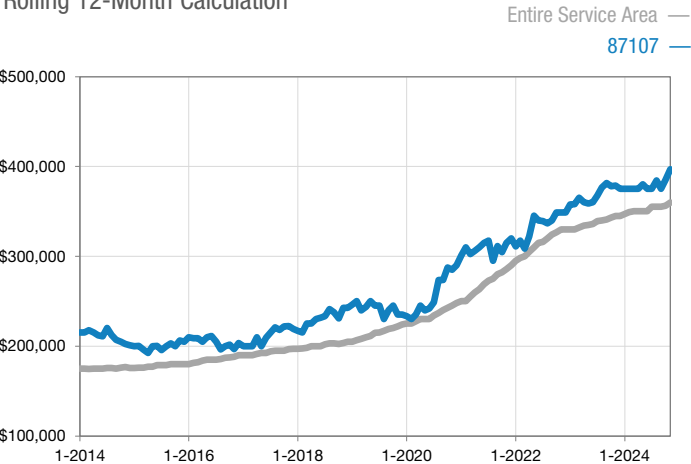
| Single-Family Detached | November | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|--------------|----------------|
| Key Metrics | 2023 | 2024 | Percent Change | Thru 11-2023 | Thru 11-2024 | Percent Change |
| New Listings | 22 | 21 | - 4.5% | 248 | 254 | + 2.4% |
| Pending Sales | 10 | 22 | + 120.0% | 183 | 204 | + 11.5% |
| Closed Sales | 17 | 18 | + 5.9% | 183 | 190 | + 3.8% |
| Days on Market Until Sale | 43 | 40 | - 7.0% | 48 | 41 | - 14.6% |
| Median Sales Price* | \$385,495 | \$577,500 | + 49.8% | \$385,000 | \$400,000 | + 3.9% |
| Average Sales Price* | \$433,261 | \$617,364 | + 42.5% | \$516,686 | \$556,324 | + 7.7% |
| Percent of List Price Received* | 96.8% | 97.8% | + 1.0% | 98.0% | 98.2% | + 0.2% |
| Inventory of Homes for Sale | 60 | 44 | - 26.7% | -- | -- | -- |
| Months Supply of Inventory | 3.8 | 2.5 | - 34.2% | -- | -- | -- |

* 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.

| Single-Family Attached | November | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|--------------|----------------|
| Key Metrics | 2023 | 2024 | Percent Change | Thru 11-2023 | Thru 11-2024 | Percent Change |
| New Listings | 1 | 4 | + 300.0% | 46 | 54 | + 17.4% |
| Pending Sales | 7 | 4 | - 42.9% | 46 | 43 | - 6.5% |
| Closed Sales | 4 | 2 | - 50.0% | 42 | 43 | + 2.4% |
| Days on Market Until Sale | 25 | 3 | - 88.0% | 57 | 32 | - 43.9% |
| Median Sales Price* | \$344,673 | \$319,055 | - 7.4% | \$268,750 | \$285,000 | + 6.0% |
| Average Sales Price* | \$312,336 | \$319,055 | + 2.2% | \$266,024 | \$306,406 | + 15.2% |
| Percent of List Price Received* | 96.0% | 98.3% | + 2.4% | 101.1% | 97.4% | - 3.7% |
| Inventory of Homes for Sale | 6 | 5 | - 16.7% | -- | -- | -- |
| Months Supply of Inventory | 1.5 | 1.3 | - 13.3% | -- | -- | -- |

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Median Sales Price - Single-Family Detached
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.

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

