

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	32	43	+ 34.4%	571	612	+ 7.2%
Pending Sales	24	41	+ 70.8%	506	511	+ 1.0%
Closed Sales	41	34	- 17.1%	507	483	- 4.7%
Days on Market Until Sale	19	33	+ 73.7%	17	22	+ 29.4%
Median Sales Price*	\$460,000	\$458,750	- 0.3%	\$435,000	\$450,000	+ 3.4%
Average Sales Price*	\$533,041	\$499,159	- 6.4%	\$508,909	\$520,908	+ 2.4%
Percent of List Price Received*	99.3%	99.3%	0.0%	100.0%	99.3%	- 0.7%
Inventory of Homes for Sale	57	77	+ 35.1%	--	--	--
Months Supply of Inventory	1.3	1.7	+ 30.8%	--	--	--

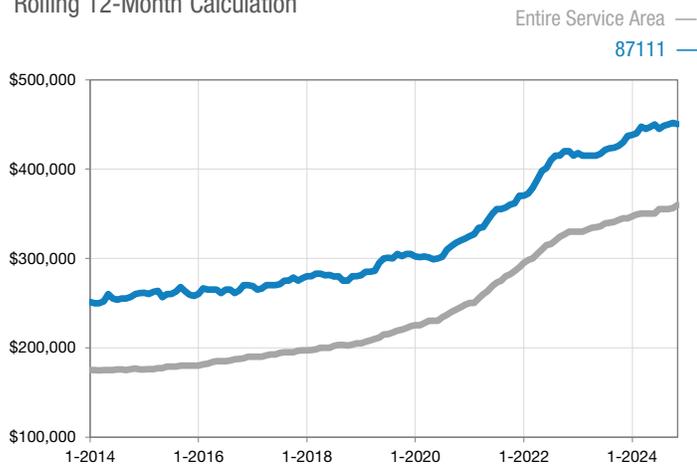
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
Key Metrics						
New Listings	9	8	- 11.1%	143	167	+ 16.8%
Pending Sales	10	11	+ 10.0%	128	136	+ 6.3%
Closed Sales	8	11	+ 37.5%	128	130	+ 1.6%
Days on Market Until Sale	7	22	+ 214.3%	10	19	+ 90.0%
Median Sales Price*	\$336,500	\$320,000	- 4.9%	\$324,500	\$321,500	- 0.9%
Average Sales Price*	\$337,188	\$353,800	+ 4.9%	\$307,026	\$325,004	+ 5.9%
Percent of List Price Received*	99.0%	98.9%	- 0.1%	100.6%	99.0%	- 1.6%
Inventory of Homes for Sale	17	21	+ 23.5%	--	--	--
Months Supply of Inventory	1.5	1.7	+ 13.3%	--	--	--

* 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.

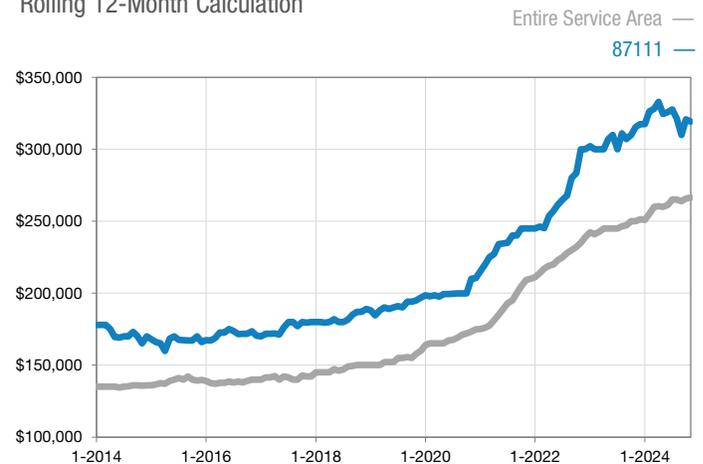
Median Sales Price - Single-Family Detached

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.