

Local Market Update for November 2024

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



Northwest Heights – 110

East of Paseo del Volcan, South of Paseo del Norte Blvd NE, West of Coors Blvd NW / Rio Grande River, North of Unser Blvd NW

| Single-Family Detached | November | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|--------------|----------------|
| Key Metrics | 2023 | 2024 | Percent Change | Thru 11-2023 | Thru 11-2024 | Percent Change |
| New Listings | 43 | 35 | - 18.6% | 654 | 680 | + 4.0% |
| Pending Sales | 37 | 42 | + 13.5% | 510 | 528 | + 3.5% |
| Closed Sales | 35 | 31 | - 11.4% | 509 | 512 | + 0.6% |
| Days on Market Until Sale | 34 | 33 | - 2.9% | 33 | 39 | + 18.2% |
| Median Sales Price* | \$371,250 | \$405,000 | + 9.1% | \$406,240 | \$424,889 | + 4.6% |
| Average Sales Price* | \$439,329 | \$429,129 | - 2.3% | \$446,275 | \$455,391 | + 2.0% |
| Percent of List Price Received* | 98.2% | 98.3% | + 0.1% | 99.6% | 99.0% | - 0.6% |
| Inventory of Homes for Sale | 104 | 96 | - 7.7% | -- | -- | -- |
| Months Supply of Inventory | 2.3 | 2.0 | - 13.0% | -- | -- | -- |

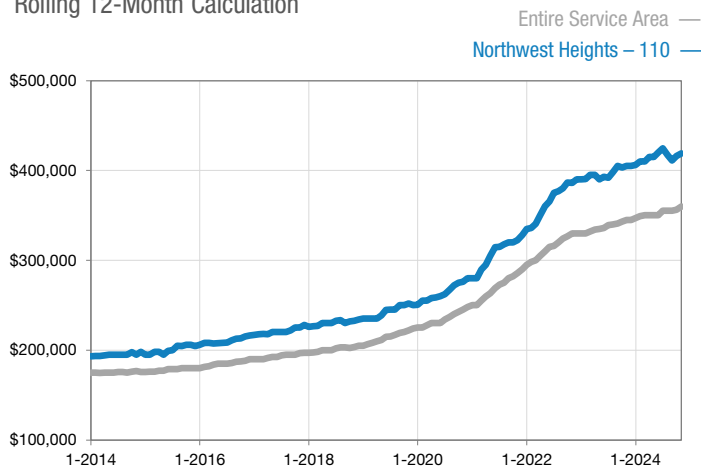
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | November | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|--------------|----------------|
| Key Metrics | 2023 | 2024 | Percent Change | Thru 11-2023 | Thru 11-2024 | Percent Change |
| New Listings | 3 | 1 | - 66.7% | 35 | 34 | - 2.9% |
| Pending Sales | 2 | 3 | + 50.0% | 33 | 32 | - 3.0% |
| Closed Sales | 3 | 4 | + 33.3% | 30 | 30 | 0.0% |
| Days on Market Until Sale | 4 | 39 | + 875.0% | 23 | 26 | + 13.0% |
| Median Sales Price* | \$237,000 | \$260,000 | + 9.7% | \$324,450 | \$270,000 | - 16.8% |
| Average Sales Price* | \$234,333 | \$323,750 | + 38.2% | \$336,872 | \$330,400 | - 1.9% |
| Percent of List Price Received* | 103.1% | 98.5% | - 4.5% | 99.9% | 98.5% | - 1.4% |
| Inventory of Homes for Sale | 2 | 3 | + 50.0% | -- | -- | -- |
| Months Supply of Inventory | 0.6 | 1.0 | + 66.7% | -- | -- | -- |

* 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.

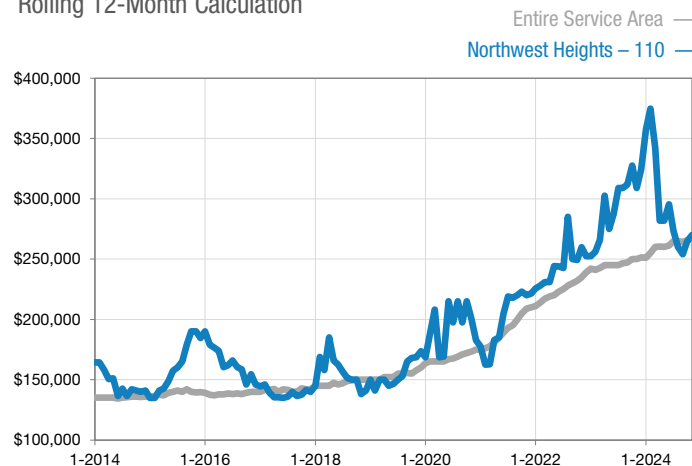
Median Sales Price - Single-Family Detached

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.