

Local Market Update for November 2024

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



South 217 Area – 260

South of I-40, East of Hwy 217, North of Torrance County Line, West of Hwy 344

Single-Family Detached	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
Key Metrics						
New Listings	5	5	0.0%	45	36	- 20.0%
Pending Sales	5	4	- 20.0%	31	24	- 22.6%
Closed Sales	1	3	+ 200.0%	28	20	- 28.6%
Days on Market Until Sale	2	3	+ 50.0%	24	29	+ 20.8%
Median Sales Price*	\$457,000	\$355,000	- 22.3%	\$337,500	\$407,000	+ 20.6%
Average Sales Price*	\$457,000	\$355,000	- 22.3%	\$344,054	\$401,024	+ 16.6%
Percent of List Price Received*	101.6%	101.8%	+ 0.2%	97.9%	99.2%	+ 1.3%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	2.2	2.2	0.0%	--	--	--

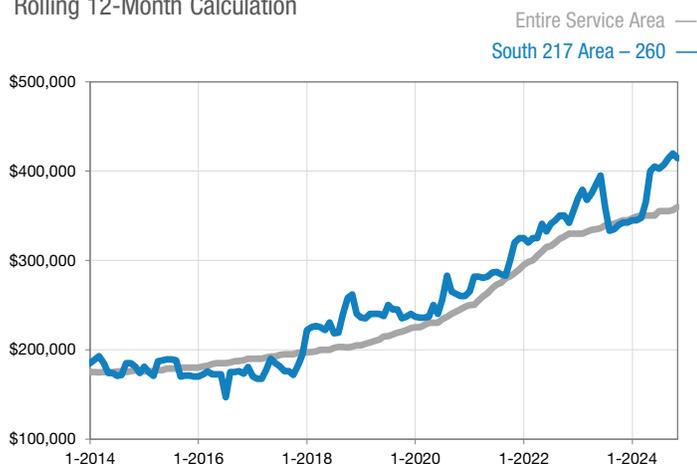
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
Key Metrics						
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

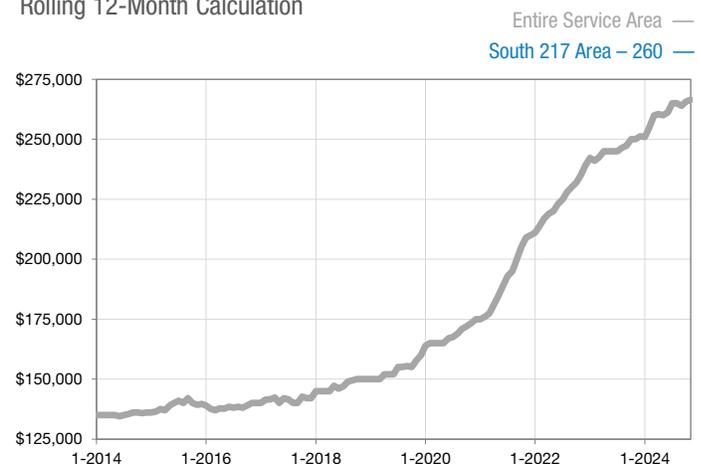
Median Sales Price - Single-Family Detached

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.