

# Local Market Update for November 2024

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



## UNM – 40

East of I-25, South of I-40, West of San Mateo Blvd NE, North of Central Ave

Single-Family Detached	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
<b>Key Metrics</b>						
New Listings	13	14	+ 7.7%	201	237	+ 17.9%
Pending Sales	10	19	+ 90.0%	160	175	+ 9.4%
Closed Sales	13	16	+ 23.1%	158	161	+ 1.9%
Days on Market Until Sale	17	21	+ 23.5%	18	29	+ 61.1%
Median Sales Price*	\$525,000	<b>\$403,000</b>	- 23.2%	\$400,000	<b>\$430,000</b>	+ 7.5%
Average Sales Price*	\$523,912	<b>\$422,053</b>	- 19.4%	\$434,726	<b>\$451,664</b>	+ 3.9%
Percent of List Price Received*	99.2%	<b>99.1%</b>	- 0.1%	99.5%	<b>99.0%</b>	- 0.5%
Inventory of Homes for Sale	23	37	+ 60.9%	--	--	--
Months Supply of Inventory	1.7	2.4	+ 41.2%	--	--	--

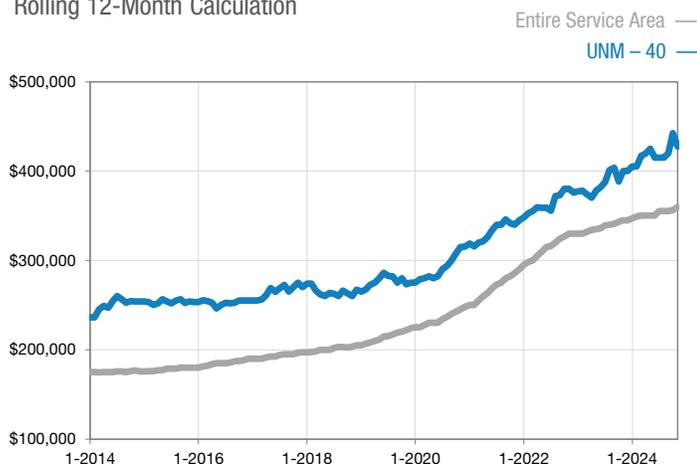
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
<b>Key Metrics</b>						
New Listings	1	0	- 100.0%	18	10	- 44.4%
Pending Sales	0	1	--	12	6	- 50.0%
Closed Sales	1	0	- 100.0%	10	5	- 50.0%
Days on Market Until Sale	19	--	--	6	15	+ 150.0%
Median Sales Price*	\$245,000	--	--	\$322,500	<b>\$410,000</b>	+ 27.1%
Average Sales Price*	\$245,000	--	--	\$296,890	<b>\$387,980</b>	+ 30.7%
Percent of List Price Received*	98.4%	--	--	101.9%	<b>98.2%</b>	- 3.6%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	1.8	1.7	- 5.6%	--	--	--

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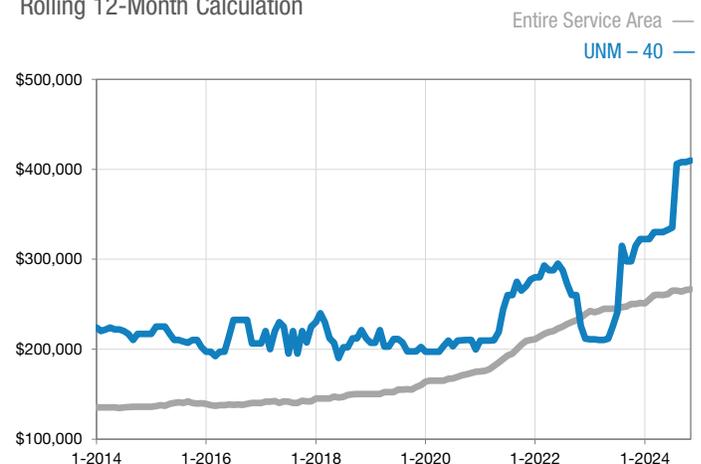
### Median Sales Price - Single-Family Detached

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.