Local Market Update for November 2024

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

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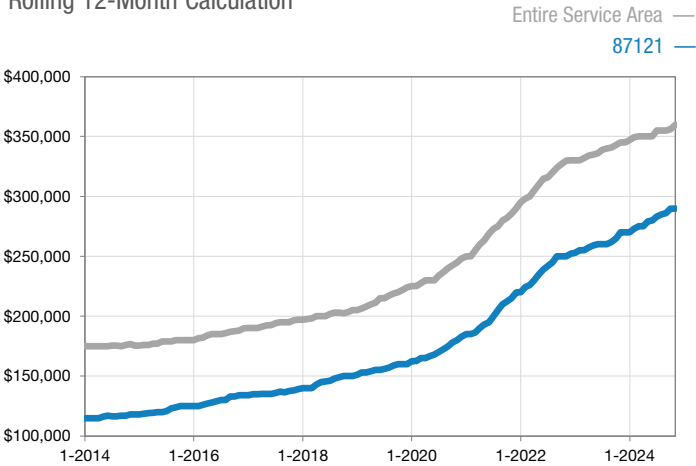
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Single-Family Detached

Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	53	58	+ 9.4%	670	736	+ 9.9%
Pending Sales	55	57	+ 3.6%	589	632	+ 7.3%
Closed Sales	48	49	+ 2.1%	569	623	+ 9.5%
Days on Market Until Sale	29	30	+ 3.4%	19	27	+ 42.1%
Median Sales Price*	$285,000	$305,000	+ 7.0%	$270,000	$291,500	+ 8.0%
Average Sales Price*	$294,350	$306,336	+ 4.1%	$277,582	$298,046	+ 7.4%
Percent of List Price Received*	99.1%	99.9%	+ 0.8%	100.3%	99.7%	- 0.6%
Inventory of Homes for Sale	83	93	+ 12.0%	--	--	--
Months Supply of Inventory	1.6	1.6	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.
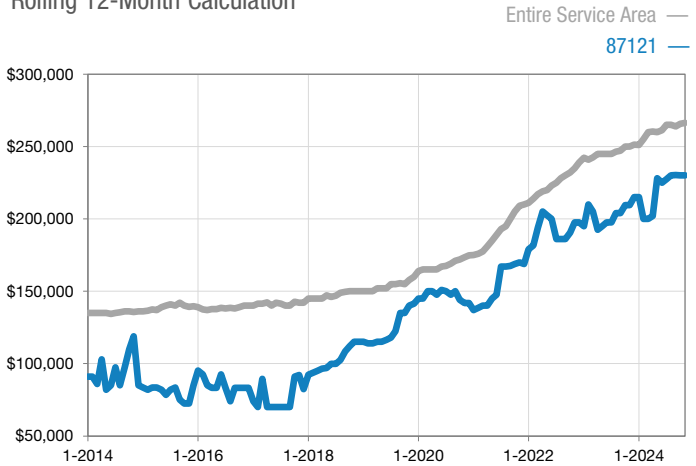
Single-Family Attached

Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	1	2	+ 100.0%	6	19	+ 216.7%
Pending Sales	1	2	+ 100.0%	9	13	+ 44.4%
Closed Sales	0	0	0.0%	8	10	+ 25.0%
Days on Market Until Sale	--	--	--	21	6	- 71.4%
Median Sales Price*	--	--	--	$209,500	$227,500	+ 8.6%
Average Sales Price*	--	--	--	$215,750	$209,350	- 3.0%
Percent of List Price Received*	--	--	--	102.0%	98.1%	- 3.8%
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	--	1.8	--	--	--	--

* 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.

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

Entire Service Area —
87121 —

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

Entire Service Area —
87121 —

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.