

Local Market Update for November 2024

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



87108

Single-Family Detached	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
Key Metrics						
New Listings	12	29	+ 141.7%	263	286	+ 8.7%
Pending Sales	13	31	+ 138.5%	224	214	- 4.5%
Closed Sales	23	16	- 30.4%	221	191	- 13.6%
Days on Market Until Sale	28	33	+ 17.9%	22	27	+ 22.7%
Median Sales Price*	\$293,000	\$337,500	+ 15.2%	\$274,500	\$294,000	+ 7.1%
Average Sales Price*	\$337,191	\$350,334	+ 3.9%	\$306,020	\$334,009	+ 9.1%
Percent of List Price Received*	97.7%	99.3%	+ 1.6%	99.7%	98.9%	- 0.8%
Inventory of Homes for Sale	24	51	+ 112.5%	--	--	--
Months Supply of Inventory	1.2	2.7	+ 125.0%	--	--	--

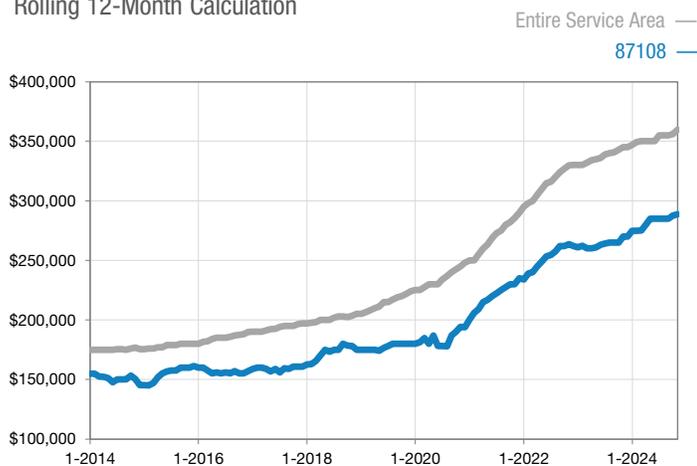
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
Key Metrics						
New Listings	1	1	0.0%	46	31	- 32.6%
Pending Sales	3	0	- 100.0%	32	26	- 18.8%
Closed Sales	0	1	--	30	28	- 6.7%
Days on Market Until Sale	--	47	--	18	36	+ 100.0%
Median Sales Price*	--	\$65,000	--	\$189,750	\$227,500	+ 19.9%
Average Sales Price*	--	\$65,000	--	\$217,697	\$237,050	+ 8.9%
Percent of List Price Received*	--	82.3%	--	99.0%	97.1%	- 1.9%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--
Months Supply of Inventory	3.2	2.4	- 25.0%	--	--	--

* 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.

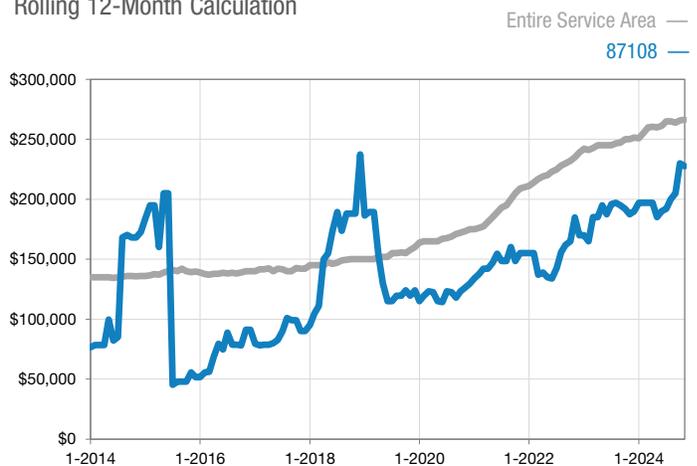
Median Sales Price - Single-Family Detached

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.