

Local Market Update for November 2024

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



87106

Single-Family Detached	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
Key Metrics						
New Listings	20	18	- 10.0%	229	258	+ 12.7%
Pending Sales	12	17	+ 41.7%	184	196	+ 6.5%
Closed Sales	13	13	0.0%	178	186	+ 4.5%
Days on Market Until Sale	29	24	- 17.2%	25	32	+ 28.0%
Median Sales Price*	\$386,850	\$417,000	+ 7.8%	\$384,500	\$400,000	+ 4.0%
Average Sales Price*	\$463,875	\$405,577	- 12.6%	\$405,839	\$417,649	+ 2.9%
Percent of List Price Received*	99.1%	98.5%	- 0.6%	99.1%	98.7%	- 0.4%
Inventory of Homes for Sale	31	43	+ 38.7%	--	--	--
Months Supply of Inventory	1.9	2.5	+ 31.6%	--	--	--

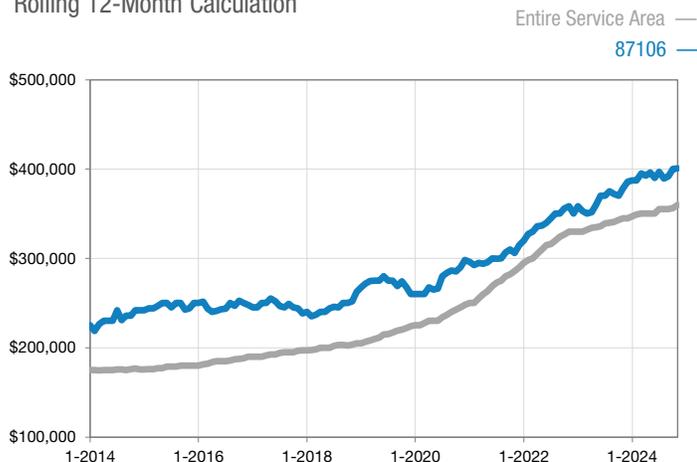
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
Key Metrics						
New Listings	2	1	- 50.0%	35	30	- 14.3%
Pending Sales	1	1	0.0%	32	19	- 40.6%
Closed Sales	1	3	+ 200.0%	30	19	- 36.7%
Days on Market Until Sale	19	105	+ 452.6%	29	40	+ 37.9%
Median Sales Price*	\$245,000	\$108,000	- 55.9%	\$205,000	\$230,000	+ 12.2%
Average Sales Price*	\$245,000	\$183,500	- 25.1%	\$201,160	\$236,116	+ 17.4%
Percent of List Price Received*	98.4%	94.8%	- 3.7%	99.5%	97.9%	- 1.6%
Inventory of Homes for Sale	5	7	+ 40.0%	--	--	--
Months Supply of Inventory	1.8	3.3	+ 83.3%	--	--	--

* 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.

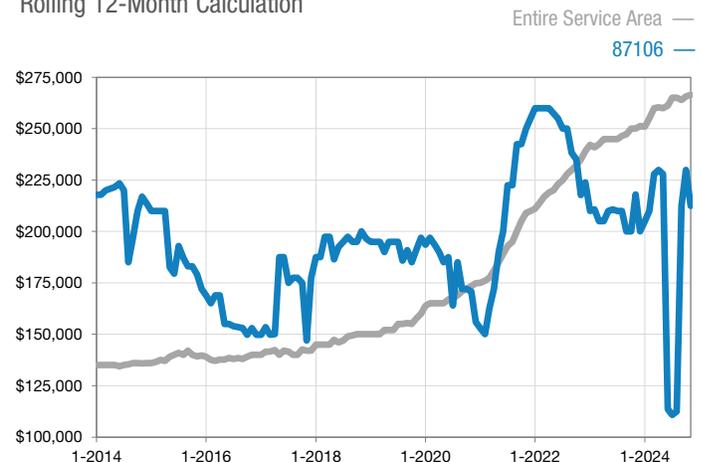
Median Sales Price - Single-Family Detached

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.