

Local Market Update for November 2024

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



Northeast Heights – 50

East of Wyoming Blvd NE, South of Montgomery Blvd NE, West of Tramway Blvd, North of Central Ave

Single-Family Detached	November			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	61	54	- 11.5%	700	750	+ 7.1%
Pending Sales	50	46	- 8.0%	616	599	- 2.8%
Closed Sales	50	48	- 4.0%	611	600	- 1.8%
Days on Market Until Sale	14	33	+ 135.7%	16	24	+ 50.0%
Median Sales Price*	\$305,218	\$307,500	+ 0.7%	\$296,000	\$305,000	+ 3.0%
Average Sales Price*	\$315,484	\$320,892	+ 1.7%	\$304,467	\$317,588	+ 4.3%
Percent of List Price Received*	100.3%	99.5%	- 0.8%	100.0%	99.2%	- 0.8%
Inventory of Homes for Sale	75	111	+ 48.0%	--	--	--
Months Supply of Inventory	1.4	2.1	+ 50.0%	--	--	--

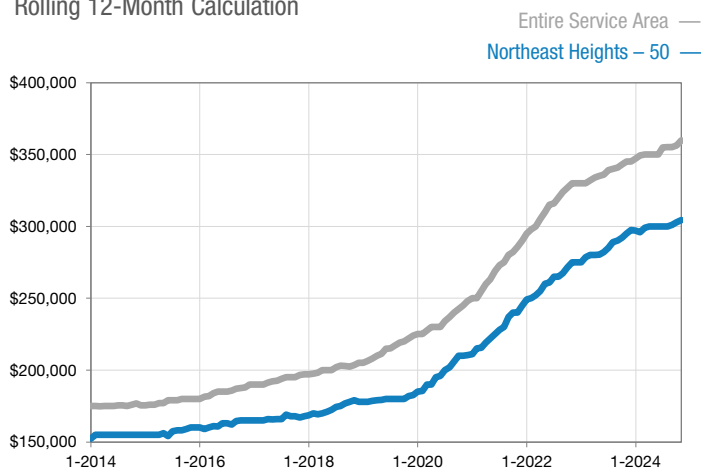
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	5	6	+ 20.0%	103	103	0.0%
Pending Sales	4	8	+ 100.0%	91	92	+ 1.1%
Closed Sales	5	9	+ 80.0%	92	86	- 6.5%
Days on Market Until Sale	10	15	+ 50.0%	12	17	+ 41.7%
Median Sales Price*	\$240,000	\$273,000	+ 13.8%	\$245,000	\$275,000	+ 12.2%
Average Sales Price*	\$245,780	\$301,688	+ 22.7%	\$242,563	\$274,637	+ 13.2%
Percent of List Price Received*	98.0%	99.2%	+ 1.2%	100.6%	100.0%	- 0.6%
Inventory of Homes for Sale	7	12	+ 71.4%	--	--	--
Months Supply of Inventory	0.9	1.5	+ 66.7%	--	--	--

* 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.

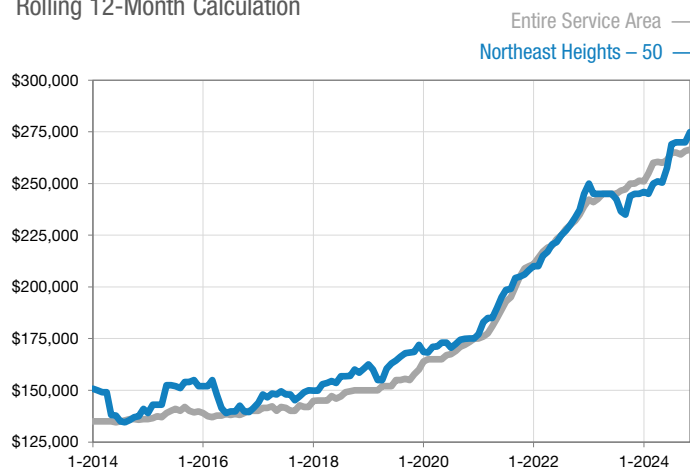
Median Sales Price - Single-Family Detached

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.