

Local Market Update for November 2024

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



Valley Farms – 91

East of Coors Blvd SW, South of Rio Bravo Blvd SW, West / North of I-25

Single-Family Detached	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
Key Metrics						
New Listings	14	2	- 85.7%	91	72	- 20.9%
Pending Sales	8	3	- 62.5%	73	62	- 15.1%
Closed Sales	6	4	- 33.3%	71	65	- 8.5%
Days on Market Until Sale	29	17	- 41.4%	34	32	- 5.9%
Median Sales Price*	\$286,750	\$398,750	+ 39.1%	\$302,000	\$325,000	+ 7.6%
Average Sales Price*	\$350,417	\$410,000	+ 17.0%	\$365,890	\$402,887	+ 10.1%
Percent of List Price Received*	96.6%	99.6%	+ 3.1%	98.0%	97.6%	- 0.4%
Inventory of Homes for Sale	15	9	- 40.0%	--	--	--
Months Supply of Inventory	2.4	1.5	- 37.5%	--	--	--

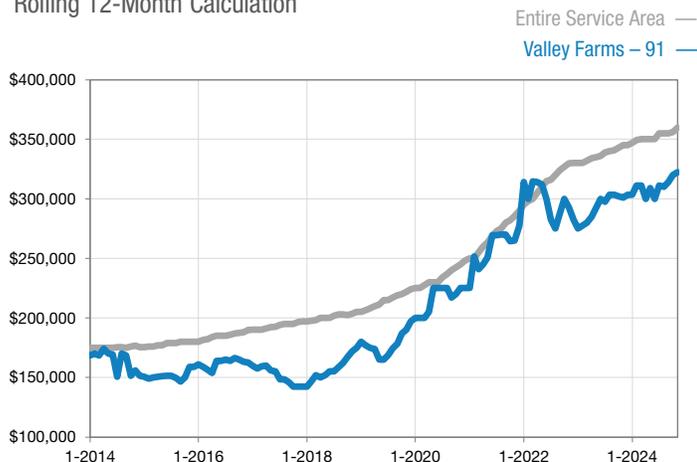
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
Key Metrics						
New Listings	0	0	0.0%	0	1	--
Pending Sales	0	0	0.0%	0	1	--
Closed Sales	0	0	0.0%	0	1	--
Days on Market Until Sale	--	--	--	--	5	--
Median Sales Price*	--	--	--	--	\$279,000	--
Average Sales Price*	--	--	--	--	\$279,000	--
Percent of List Price Received*	--	--	--	--	101.5%	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

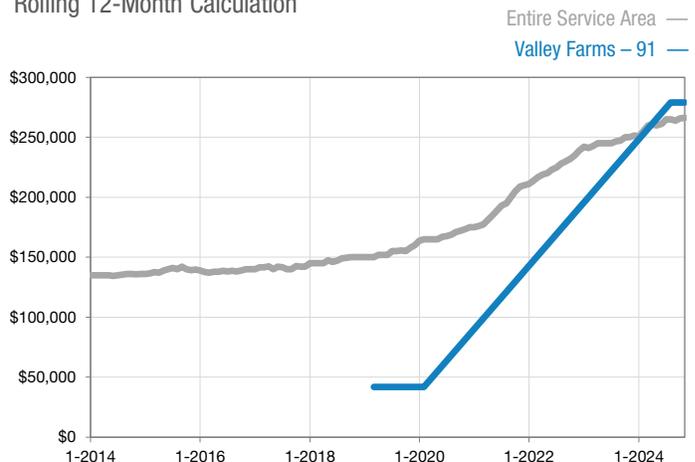
Median Sales Price - Single-Family Detached

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.