

Local Market Update for November 2024

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



Downtown Area – 80

East of Rio Grande River, South of I-40, East of I-25, North of Cesar Chavez

Single-Family Detached	November			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	15	16	+ 6.7%	155	152	- 1.9%
Pending Sales	9	14	+ 55.6%	115	99	- 13.9%
Closed Sales	8	5	- 37.5%	117	89	- 23.9%
Days on Market Until Sale	22	42	+ 90.9%	31	33	+ 6.5%
Median Sales Price*	\$277,000	\$225,000	- 18.8%	\$285,000	\$298,750	+ 4.8%
Average Sales Price*	\$322,238	\$326,250	+ 1.2%	\$346,897	\$342,801	- 1.2%
Percent of List Price Received*	96.7%	83.2%	- 14.0%	98.6%	96.5%	- 2.1%
Inventory of Homes for Sale	27	40	+ 48.1%	--	--	--
Months Supply of Inventory	2.6	4.5	+ 73.1%	--	--	--

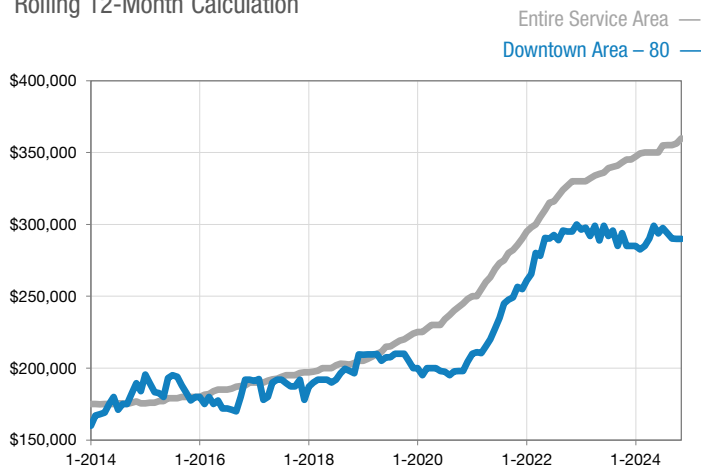
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	5	3	- 40.0%	94	74	- 21.3%
Pending Sales	3	7	+ 133.3%	80	56	- 30.0%
Closed Sales	6	3	- 50.0%	81	49	- 39.5%
Days on Market Until Sale	42	50	+ 19.0%	29	55	+ 89.7%
Median Sales Price*	\$288,000	\$244,000	- 15.3%	\$320,000	\$280,000	- 12.5%
Average Sales Price*	\$294,583	\$228,000	- 22.6%	\$308,237	\$279,445	- 9.3%
Percent of List Price Received*	101.5%	98.6%	- 2.9%	98.7%	97.6%	- 1.1%
Inventory of Homes for Sale	14	15	+ 7.1%	--	--	--
Months Supply of Inventory	2.0	3.2	+ 60.0%	--	--	--

* 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.

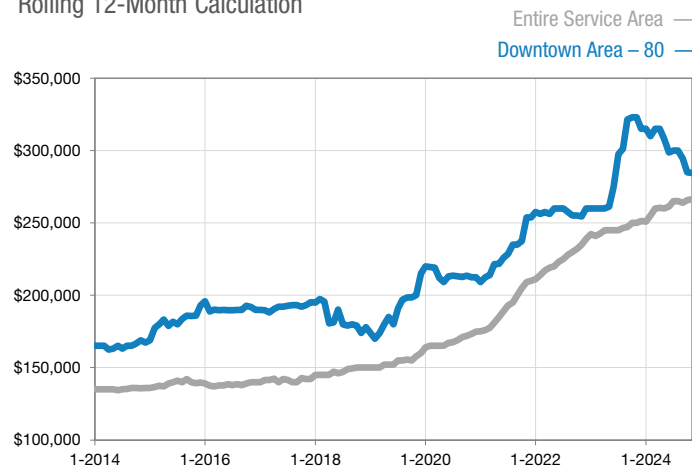
Median Sales Price - Single-Family Detached

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.