

Local Market Update for November 2024

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



Near South Valley – 90

East of Coors Blvd SW, South of Central Ave / Cesar Chavez, West of I-25, North of Rio Bravo Blvd SW

Single-Family Detached	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
Key Metrics						
New Listings	16	20	+ 25.0%	163	187	+ 14.7%
Pending Sales	10	12	+ 20.0%	117	152	+ 29.9%
Closed Sales	14	16	+ 14.3%	118	145	+ 22.9%
Days on Market Until Sale	19	27	+ 42.1%	21	30	+ 42.9%
Median Sales Price*	\$193,455	\$250,000	+ 29.2%	\$230,000	\$255,000	+ 10.9%
Average Sales Price*	\$207,429	\$269,463	+ 29.9%	\$258,126	\$263,266	+ 2.0%
Percent of List Price Received*	98.3%	95.8%	- 2.5%	98.7%	98.8%	+ 0.1%
Inventory of Homes for Sale	29	31	+ 6.9%	--	--	--
Months Supply of Inventory	2.8	2.3	- 17.9%	--	--	--

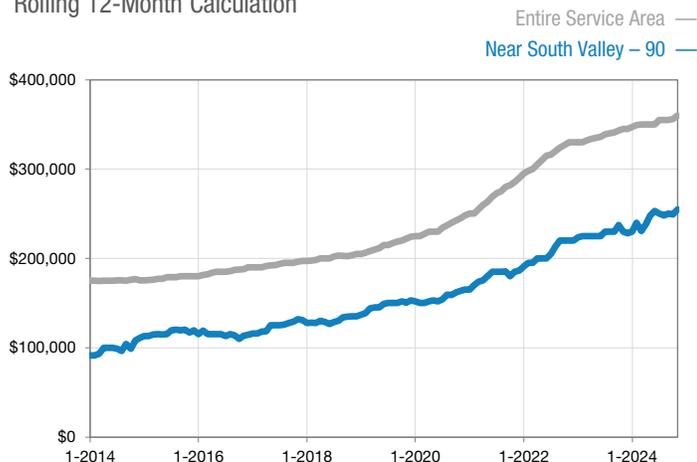
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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%	8	9	+ 12.5%
Pending Sales	2	0	- 100.0%	9	6	- 33.3%
Closed Sales	1	0	- 100.0%	6	6	0.0%
Days on Market Until Sale	6	--	--	31	31	0.0%
Median Sales Price*	\$162,000	--	--	\$153,500	\$197,500	+ 28.7%
Average Sales Price*	\$162,000	--	--	\$150,825	\$182,083	+ 20.7%
Percent of List Price Received*	101.3%	--	--	95.6%	100.7%	+ 5.3%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.7	1.3	+ 85.7%	--	--	--

* 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.

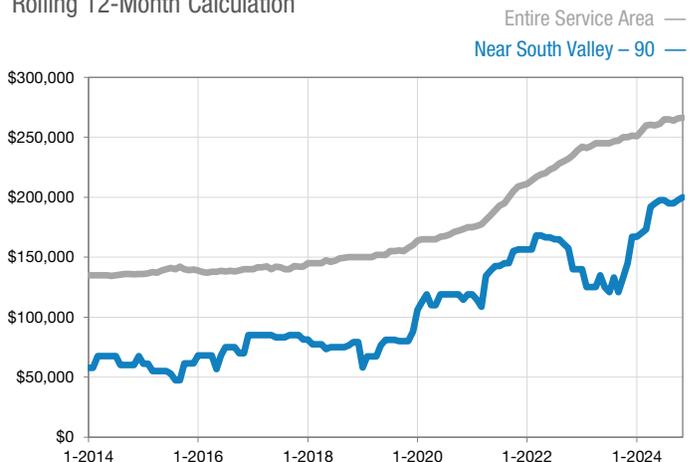
Median Sales Price - Single-Family Detached

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.