Local Market Update for November 2024

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

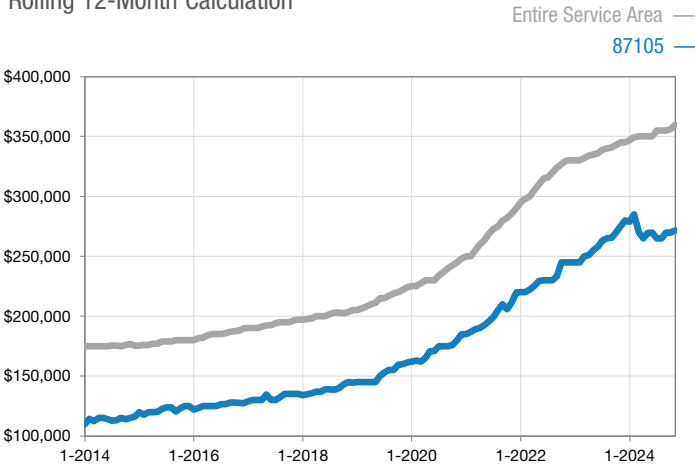**gaar**

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Single-Family Detached

Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	30	27	- 10.0%	305	328	+ 7.5%
Pending Sales	17	22	+ 29.4%	245	265	+ 8.2%
Closed Sales	23	20	- 13.0%	261	257	- 1.5%
Days on Market Until Sale	20	30	+ 50.0%	26	30	+ 15.4%
Median Sales Price*	$226,800	$279,250	+ 23.1%	$280,000	$273,100	- 2.5%
Average Sales Price*	$273,565	$327,767	+ 19.8%	$302,159	$312,648	+ 3.5%
Percent of List Price Received*	99.3%	98.2%	- 1.1%	98.8%	98.6%	- 0.2%
Inventory of Homes for Sale	47	52	+ 10.6%	--	--	--
Months Supply of Inventory	2.1	2.2	+ 4.8%	--	--	--

* 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.
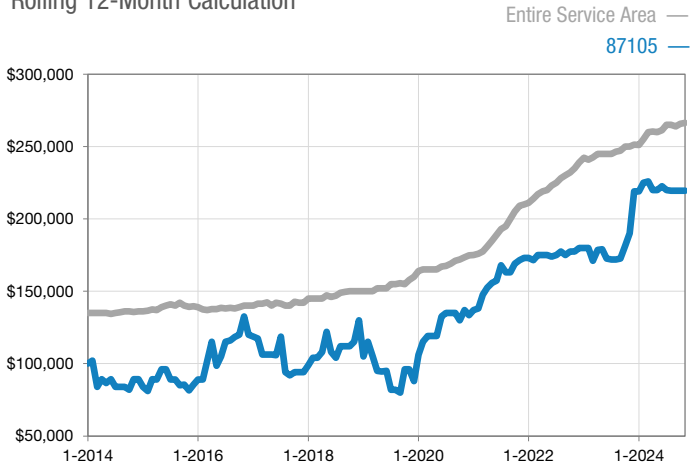
Single-Family Attached

Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	1	1	0.0%	19	17	- 10.5%
Pending Sales	2	0	- 100.0%	17	11	- 35.3%
Closed Sales	2	0	- 100.0%	14	11	- 21.4%
Days on Market Until Sale	11	--	--	18	19	+ 5.6%
Median Sales Price*	$198,500	--	--	$191,000	$215,000	+ 12.6%
Average Sales Price*	$198,500	--	--	$197,925	$210,273	+ 6.2%
Percent of List Price Received*	99.6%	--	--	98.8%	102.3%	+ 3.5%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	1.4	2.7	+ 92.9%	--	--	--

* 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.

Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
87105 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
87105 —

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.