

Local Market Update for November 2024

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



South of I-40 – 230

South of Tijeras, North of CR A072, West of Valencia / Torrance County Line, East of Sandia Mountains

Single-Family Detached	November			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	3	3	0.0%	55	73	+ 32.7%
Pending Sales	3	2	- 33.3%	36	64	+ 77.8%
Closed Sales	3	7	+ 133.3%	33	65	+ 97.0%
Days on Market Until Sale	5	26	+ 420.0%	23	34	+ 47.8%
Median Sales Price*	\$350,000	\$437,000	+ 24.9%	\$399,000	\$399,000	0.0%
Average Sales Price*	\$516,667	\$451,573	- 12.6%	\$451,619	\$433,588	- 4.0%
Percent of List Price Received*	99.3%	97.2%	- 2.1%	99.0%	96.2%	- 2.8%
Inventory of Homes for Sale	11	9	- 18.2%	--	--	--
Months Supply of Inventory	3.4	1.6	- 52.9%	--	--	--

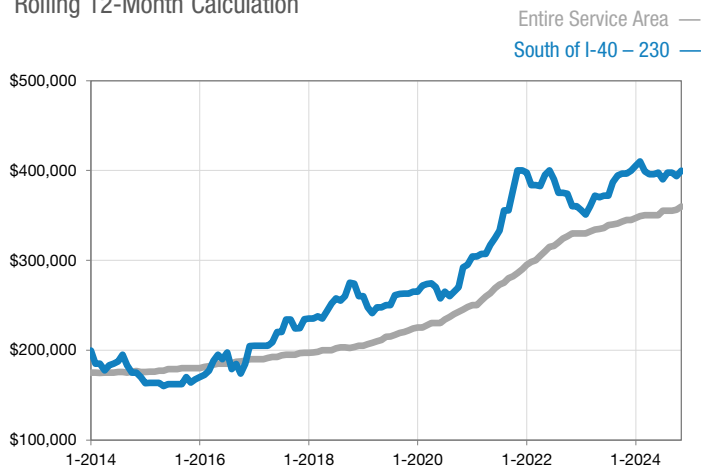
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
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.

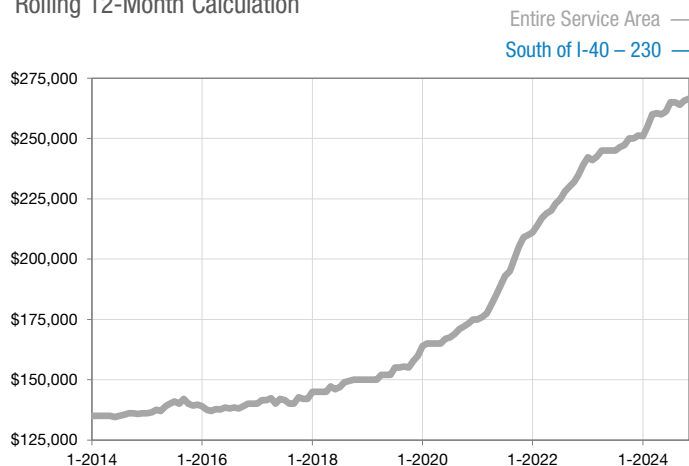
Median Sales Price - Single-Family Detached

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.