

Local Market Update for November 2024

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



87107

Single-Family Detached	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
Key Metrics						
New Listings	22	21	- 4.5%	248	254	+ 2.4%
Pending Sales	10	22	+ 120.0%	183	204	+ 11.5%
Closed Sales	17	18	+ 5.9%	183	190	+ 3.8%
Days on Market Until Sale	43	40	- 7.0%	48	41	- 14.6%
Median Sales Price*	\$385,495	\$577,500	+ 49.8%	\$385,000	\$400,000	+ 3.9%
Average Sales Price*	\$433,261	\$617,364	+ 42.5%	\$516,686	\$556,324	+ 7.7%
Percent of List Price Received*	96.8%	97.8%	+ 1.0%	98.0%	98.2%	+ 0.2%
Inventory of Homes for Sale	60	44	- 26.7%	--	--	--
Months Supply of Inventory	3.8	2.5	- 34.2%	--	--	--

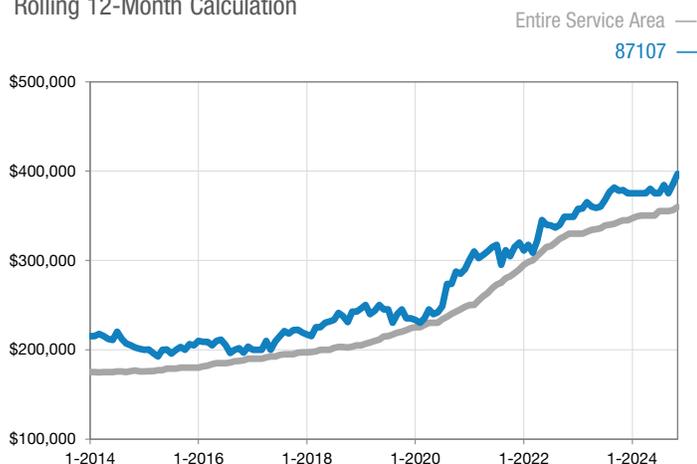
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
Key Metrics						
New Listings	1	4	+ 300.0%	46	54	+ 17.4%
Pending Sales	7	4	- 42.9%	46	43	- 6.5%
Closed Sales	4	2	- 50.0%	42	43	+ 2.4%
Days on Market Until Sale	25	3	- 88.0%	57	32	- 43.9%
Median Sales Price*	\$344,673	\$319,055	- 7.4%	\$268,750	\$285,000	+ 6.0%
Average Sales Price*	\$312,336	\$319,055	+ 2.2%	\$266,024	\$306,406	+ 15.2%
Percent of List Price Received*	96.0%	98.3%	+ 2.4%	101.1%	97.4%	- 3.7%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	1.5	1.3	- 13.3%	--	--	--

* 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.

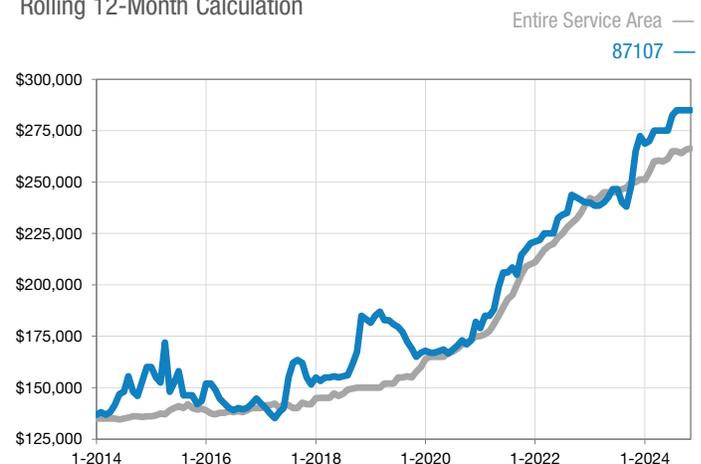
Median Sales Price - Single-Family Detached

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.