

Local Market Update for November 2024

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



87104

Single-Family Detached	November			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	7	7	0.0%	79	123	+ 55.7%
Pending Sales	6	11	+ 83.3%	56	90	+ 60.7%
Closed Sales	6	6	0.0%	54	73	+ 35.2%
Days on Market Until Sale	22	10	- 54.5%	27	34	+ 25.9%
Median Sales Price*	\$506,250	\$577,500	+ 14.1%	\$400,000	\$395,000	- 1.3%
Average Sales Price*	\$497,167	\$514,083	+ 3.4%	\$477,597	\$475,205	- 0.5%
Percent of List Price Received*	91.4%	98.7%	+ 8.0%	97.2%	98.1%	+ 0.9%
Inventory of Homes for Sale	14	26	+ 85.7%	--	--	--
Months Supply of Inventory	2.9	3.4	+ 17.2%	--	--	--

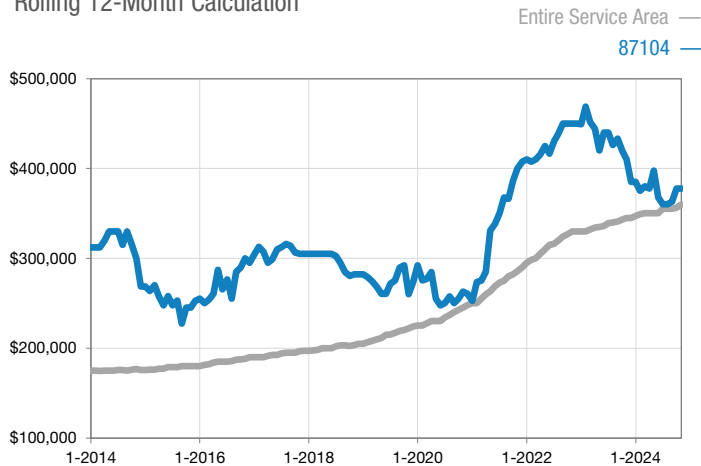
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	2	3	+ 50.0%	29	28	- 3.4%
Pending Sales	1	2	+ 100.0%	25	19	- 24.0%
Closed Sales	1	1	0.0%	25	17	- 32.0%
Days on Market Until Sale	2	5	+ 150.0%	15	15	0.0%
Median Sales Price*	\$271,000	\$330,000	+ 21.8%	\$330,000	\$321,500	- 2.6%
Average Sales Price*	\$271,000	\$330,000	+ 21.8%	\$371,421	\$326,412	- 12.1%
Percent of List Price Received*	104.2%	101.5%	- 2.6%	99.9%	98.6%	- 1.3%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	1.3	2.4	+ 84.6%	--	--	--

* 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.

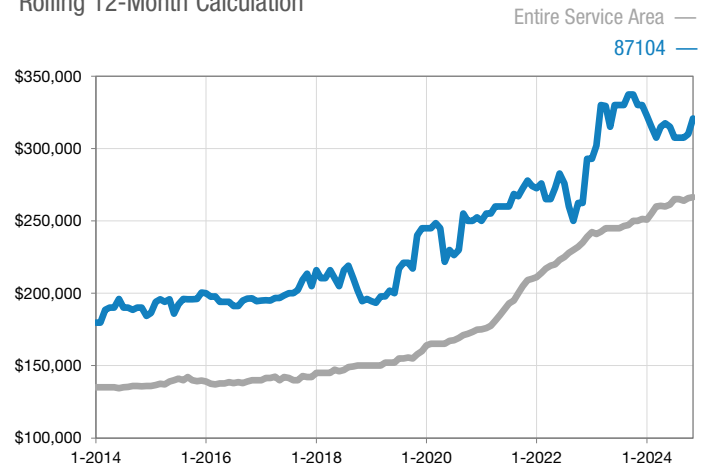
Median Sales Price - Single-Family Detached

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.