Local Market Update for November 2024

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

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Single-Family Detached

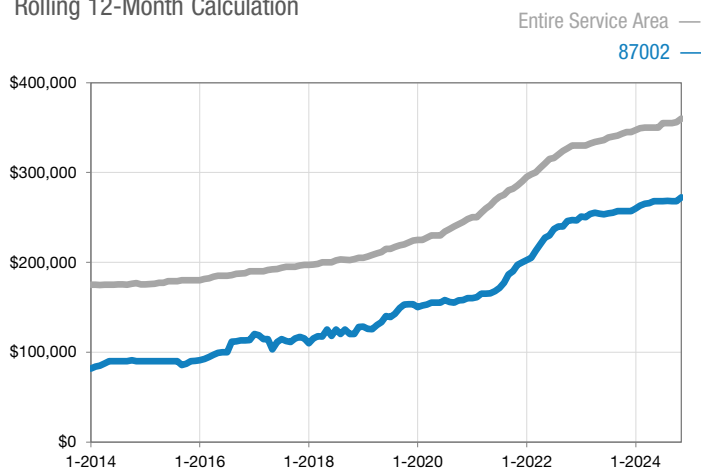| Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	24	9	- 62.5%	291	271	- 6.9%
Pending Sales	9	15	+ 66.7%	216	209	- 3.2%
Closed Sales	22	13	- 40.9%	213	206	- 3.3%
Days on Market Until Sale	37	63	+ 70.3%	48	47	- 2.1%
Median Sales Price*	$256,900	$288,900	+ 12.5%	$256,900	$272,450	+ 6.1%
Average Sales Price*	$246,045	$308,500	+ 25.4%	$265,411	$275,785	+ 3.9%
Percent of List Price Received*	100.0%	98.3%	- 1.7%	98.0%	98.5%	+ 0.5%
Inventory of Homes for Sale	71	58	- 18.3%	--	--	--
Months Supply of Inventory	3.7	3.1	- 16.2%	--	--	--

* 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

Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	1	0	- 100.0%	20	20	0.0%
Pending Sales	0	0	0.0%	13	15	+ 15.4%
Closed Sales	1	0	- 100.0%	14	16	+ 14.3%
Days on Market Until Sale	34	--	--	12	27	+ 125.0%
Median Sales Price*	$223,000	--	--	$191,500	$215,000	+ 12.3%
Average Sales Price*	$223,000	--	--	$184,646	$209,406	+ 13.4%
Percent of List Price Received*	94.9%	--	--	101.7%	98.8%	- 2.9%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.6	1.1	+ 83.3%	--	--	--

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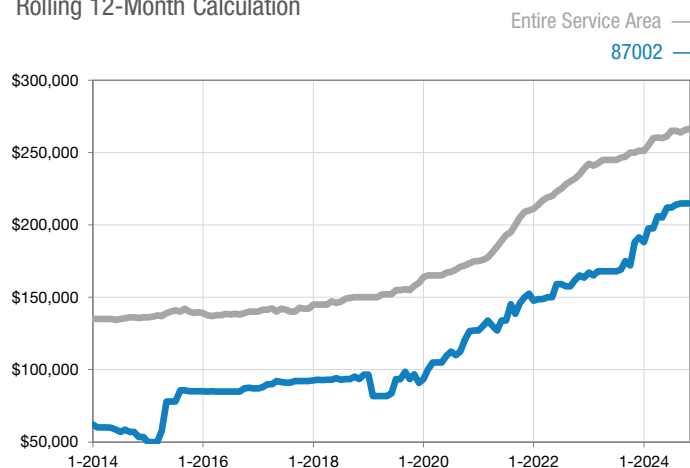
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
87002 —

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

Entire Service Area —
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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.

Current as of December 5, 2024. All data from the Southwest Multiple Listing Service. Report © 2024 ShowingTime Plus, LLC.