Local Market Update for November 2024

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

gaar

Los Chavez – 740

North of I-25 Bypass, South of Miller Rd, East of I-25, West of Rio Grande River

Single-Family Detached

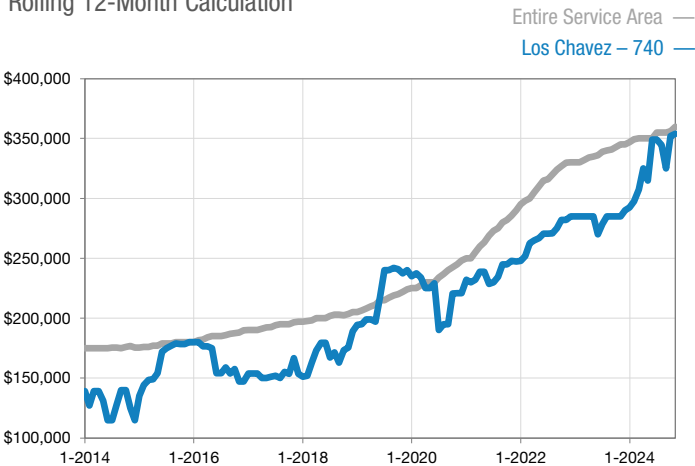| Key Metrics	November 2023	November 2024	Percent Change	Year to Date Thru 11-2023	Year to Date Thru 11-2024	Percent Change
New Listings	6	2	- 66.7%	61	41	- 32.8%
Pending Sales	2	5	+ 150.0%	30	35	+ 16.7%
Closed Sales	1	3	+ 200.0%	30	31	+ 3.3%
Days on Market Until Sale	27	9	- 66.7%	30	89	+ 196.7%
Median Sales Price*	$355,000	$450,000	+ 26.8%	$287,500	$359,000	+ 24.9%
Average Sales Price*	$355,000	$373,300	+ 5.2%	$322,767	$379,542	+ 17.6%
Percent of List Price Received*	97.3%	95.2%	- 2.2%	98.5%	97.9%	- 0.6%
Inventory of Homes for Sale	19	12	- 36.8%	--	--	--
Months Supply of Inventory	6.9	3.7	- 46.4%	--	--	--

* 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 2023	November 2024	Percent Change	Year to Date Thru 11-2023	Year to Date 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.
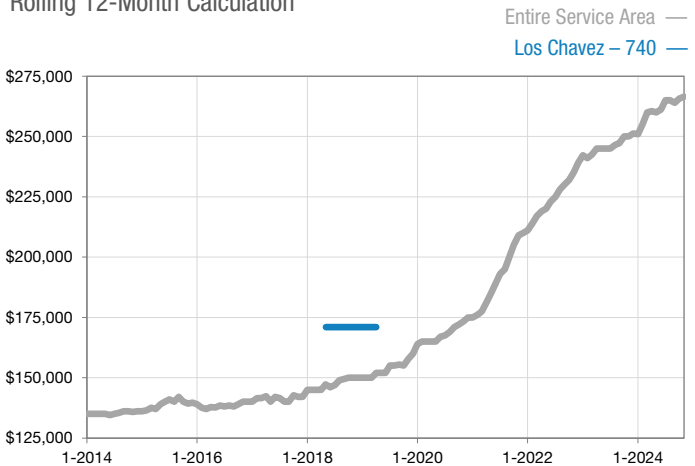
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Los Chavez – 740 —

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

Entire Service Area —
Los Chavez – 740 —

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.