

Local Market Update for November 2024

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



Near North Valley – 101

East of Rio Grande River, South of Montgomery Blvd NE / Montano Rd NE, West of I-25, North of I-40

Single-Family Detached	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
Key Metrics						
New Listings	17	14	- 17.6%	195	245	+ 25.6%
Pending Sales	11	19	+ 72.7%	146	190	+ 30.1%
Closed Sales	17	15	- 11.8%	142	173	+ 21.8%
Days on Market Until Sale	43	33	- 23.3%	32	38	+ 18.8%
Median Sales Price*	\$385,495	\$515,000	+ 33.6%	\$333,417	\$350,000	+ 5.0%
Average Sales Price*	\$404,555	\$493,840	+ 22.1%	\$361,761	\$413,555	+ 14.3%
Percent of List Price Received*	94.9%	96.8%	+ 2.0%	98.4%	98.2%	- 0.2%
Inventory of Homes for Sale	41	42	+ 2.4%	--	--	--
Months Supply of Inventory	3.2	2.5	- 21.9%	--	--	--

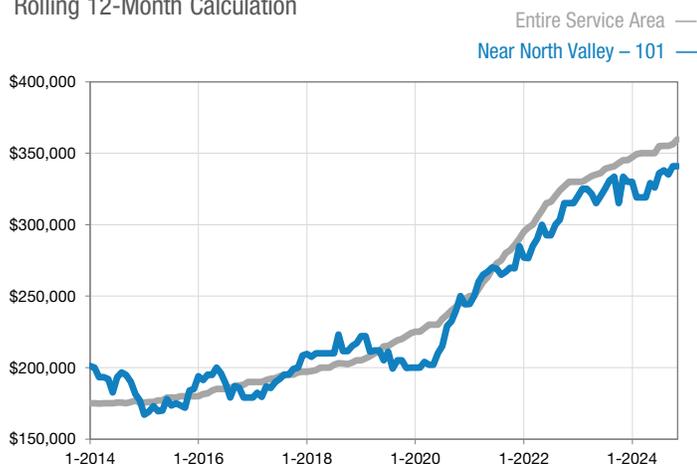
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
Key Metrics						
New Listings	1	6	+ 500.0%	41	54	+ 31.7%
Pending Sales	6	4	- 33.3%	41	45	+ 9.8%
Closed Sales	3	3	0.0%	37	44	+ 18.9%
Days on Market Until Sale	14	3	- 78.6%	62	33	- 46.8%
Median Sales Price*	\$329,345	\$330,000	+ 0.2%	\$275,000	\$287,500	+ 4.5%
Average Sales Price*	\$320,115	\$322,703	+ 0.8%	\$289,715	\$318,340	+ 9.9%
Percent of List Price Received*	99.9%	99.4%	- 0.5%	100.9%	98.4%	- 2.5%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	1.7	1.8	+ 5.9%	--	--	--

* 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.

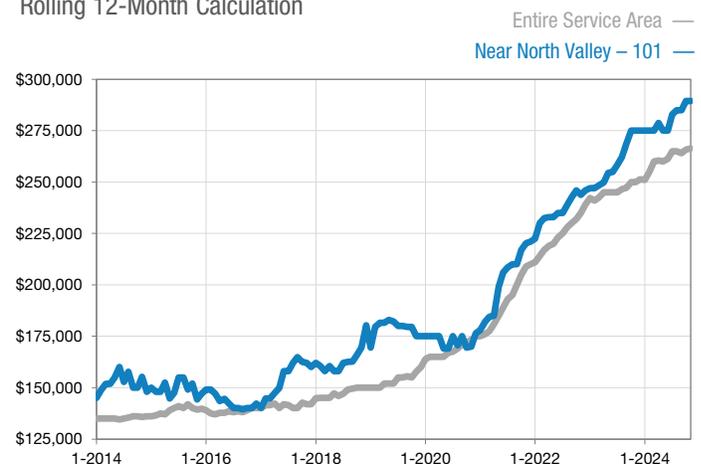
Median Sales Price - Single-Family Detached

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.