

Local Market Update for November 2024

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



87031

Single-Family Detached	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
Key Metrics						
New Listings	43	53	+ 23.3%	684	707	+ 3.4%
Pending Sales	38	40	+ 5.3%	574	509	- 11.3%
Closed Sales	29	44	+ 51.7%	560	492	- 12.1%
Days on Market Until Sale	63	52	- 17.5%	54	49	- 9.3%
Median Sales Price*	\$322,990	\$332,950	+ 3.1%	\$303,065	\$322,990	+ 6.6%
Average Sales Price*	\$335,076	\$340,670	+ 1.7%	\$318,333	\$347,386	+ 9.1%
Percent of List Price Received*	98.8%	97.4%	- 1.4%	99.1%	98.8%	- 0.3%
Inventory of Homes for Sale	118	159	+ 34.7%	--	--	--
Months Supply of Inventory	2.3	3.6	+ 56.5%	--	--	--

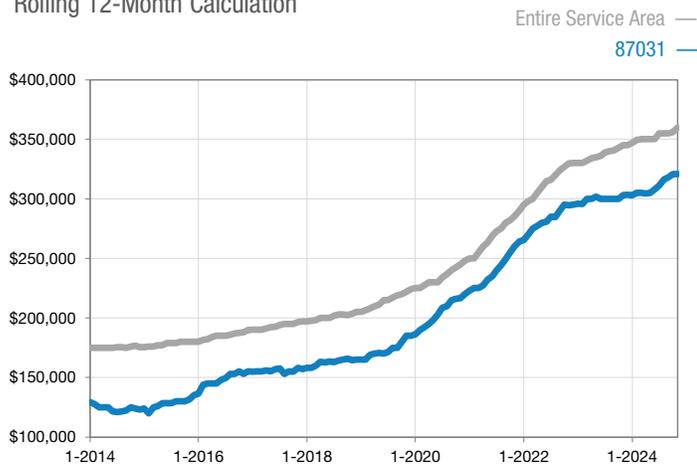
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
Key Metrics						
New Listings	2	1	- 50.0%	25	15	- 40.0%
Pending Sales	2	0	- 100.0%	16	14	- 12.5%
Closed Sales	3	1	- 66.7%	14	14	0.0%
Days on Market Until Sale	13	4	- 69.2%	5	17	+ 240.0%
Median Sales Price*	\$230,000	\$249,900	+ 8.7%	\$230,000	\$242,500	+ 5.4%
Average Sales Price*	\$205,000	\$249,900	+ 21.9%	\$228,143	\$253,871	+ 11.3%
Percent of List Price Received*	98.0%	100.0%	+ 2.0%	102.1%	99.7%	- 2.4%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.9	0.5	- 44.4%	--	--	--

* 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.

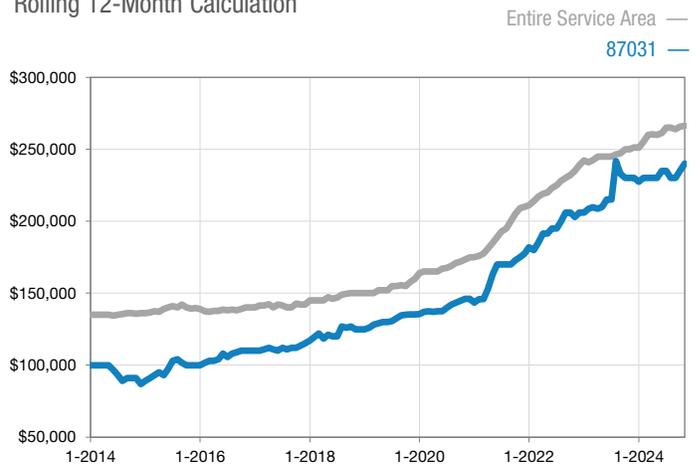
Median Sales Price - Single-Family Detached

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.