

Local Market Update for November 2024

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



Albuquerque Acres West – 21

East of I-25, South of Tramway Rd, West of Ventura St NE, North of Paseo del Norte Blvd NE

Single-Family Detached	November			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	16	12	- 25.0%	168	151	- 10.1%
Pending Sales	15	9	- 40.0%	131	120	- 8.4%
Closed Sales	4	9	+ 125.0%	122	116	- 4.9%
Days on Market Until Sale	28	26	- 7.1%	12	32	+ 166.7%
Median Sales Price*	\$510,000	\$615,000	+ 20.6%	\$537,500	\$567,000	+ 5.5%
Average Sales Price*	\$561,500	\$776,528	+ 38.3%	\$592,749	\$659,149	+ 11.2%
Percent of List Price Received*	96.8%	97.4%	+ 0.6%	100.0%	99.5%	- 0.5%
Inventory of Homes for Sale	19	21	+ 10.5%	--	--	--
Months Supply of Inventory	1.7	2.0	+ 17.6%	--	--	--

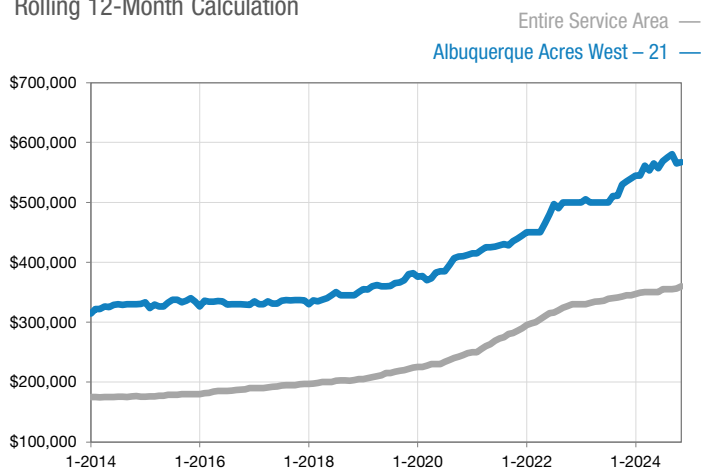
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	0	0	0.0%	4	1	- 75.0%
Pending Sales	0	1	--	3	1	- 66.7%
Closed Sales	1	0	- 100.0%	3	0	- 100.0%
Days on Market Until Sale	2	--	--	5	--	--
Median Sales Price*	\$287,000	--	--	\$287,000	--	--
Average Sales Price*	\$287,000	--	--	\$286,333	--	--
Percent of List Price Received*	102.9%	--	--	101.0%	--	--
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.

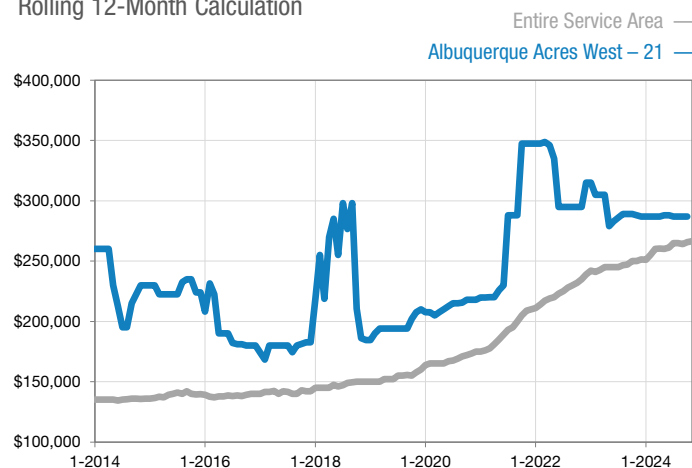
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.