

Local Market Update for November 2024

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



Fairgrounds – 70

East of San Mateo Blvd NE, South of I-40, West of Wyoming Blvd NE, North of Central Ave

Single-Family Detached	November			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	11	11	0.0%	142	138	- 2.8%
Pending Sales	9	11	+ 22.2%	115	105	- 8.7%
Closed Sales	11	7	- 36.4%	107	97	- 9.3%
Days on Market Until Sale	35	53	+ 51.4%	16	29	+ 81.3%
Median Sales Price*	\$280,000	\$270,000	- 3.6%	\$268,000	\$287,500	+ 7.3%
Average Sales Price*	\$288,273	\$281,429	- 2.4%	\$271,289	\$290,173	+ 7.0%
Percent of List Price Received*	98.2%	97.7%	- 0.5%	100.0%	98.7%	- 1.3%
Inventory of Homes for Sale	14	22	+ 57.1%	--	--	--
Months Supply of Inventory	1.4	2.3	+ 64.3%	--	--	--

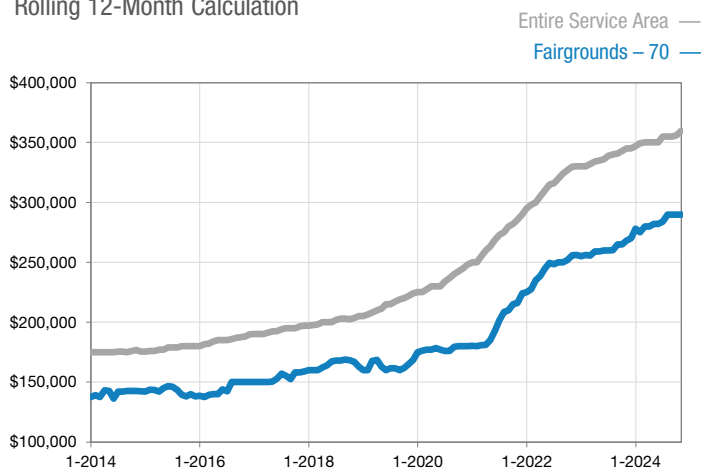
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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%	5	7	+ 40.0%
Pending Sales	0	0	0.0%	5	6	+ 20.0%
Closed Sales	0	0	0.0%	5	6	+ 20.0%
Days on Market Until Sale	--	--	--	3	4	+ 33.3%
Median Sales Price*	--	--	--	\$249,000	\$249,000	0.0%
Average Sales Price*	--	--	--	\$196,580	\$252,500	+ 28.4%
Percent of List Price Received*	--	--	--	97.9%	99.7%	+ 1.8%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	0.8	--	--	--	--

* 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.

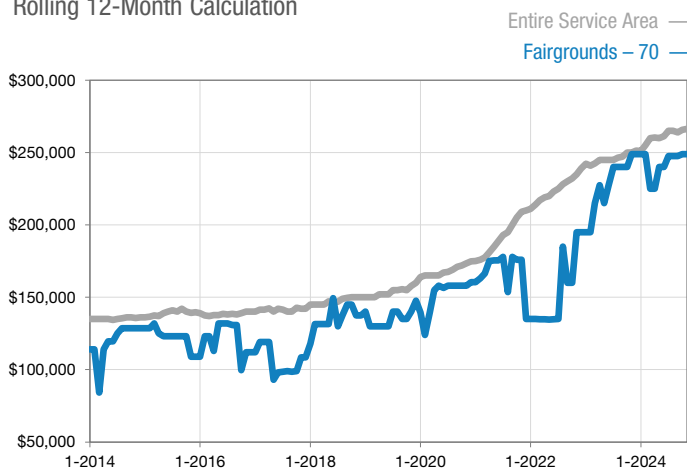
Median Sales Price - Single-Family Detached

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.