

Local Market Update for November 2024

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



UNM South – 42

East of I-25, South of Central Ave, West of San Mateo Blvd NE, North of Kirtland AFB

Single-Family Detached

Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	14	19	+ 35.7%	177	179	+ 1.1%
Pending Sales	6	15	+ 150.0%	146	149	+ 2.1%
Closed Sales	11	9	- 18.2%	144	144	0.0%
Days on Market Until Sale	15	31	+ 106.7%	27	31	+ 14.8%
Median Sales Price*	\$343,000	\$352,500	+ 2.8%	\$331,500	\$353,750	+ 6.7%
Average Sales Price*	\$378,427	\$370,056	- 2.2%	\$359,937	\$390,003	+ 8.4%
Percent of List Price Received*	97.9%	98.5%	+ 0.6%	99.4%	98.5%	- 0.9%
Inventory of Homes for Sale	23	29	+ 26.1%	--	--	--
Months Supply of Inventory	1.8	2.2	+ 22.2%	--	--	--

* 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.

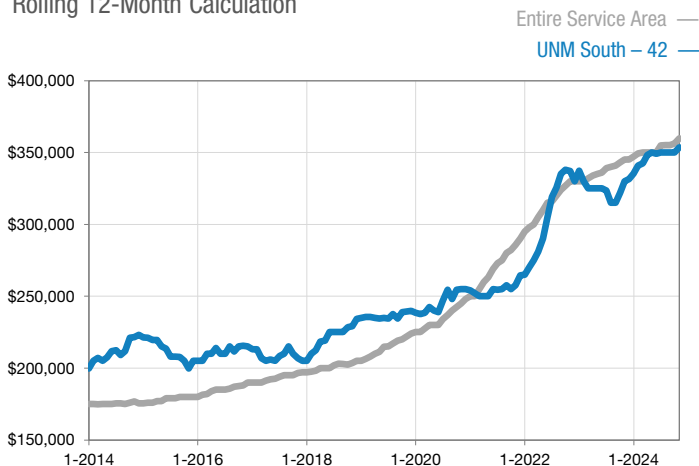
Single-Family Attached

Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	1	1	0.0%	33	27	- 18.2%
Pending Sales	2	0	- 100.0%	30	21	- 30.0%
Closed Sales	0	3	--	30	24	- 20.0%
Days on Market Until Sale	--	105	--	38	47	+ 23.7%
Median Sales Price*	--	\$108,000	--	\$136,500	\$244,400	+ 79.0%
Average Sales Price*	--	\$183,500	--	\$196,593	\$240,346	+ 22.3%
Percent of List Price Received*	--	94.8%	--	98.6%	97.7%	- 0.9%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	2.7	1.8	- 33.3%	--	--	--

* 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.

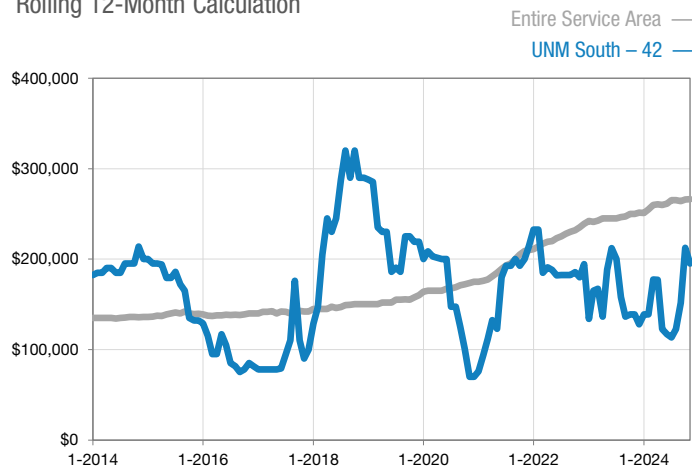
Median Sales Price - Single-Family Detached

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.