

Local Market Update for November 2024

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



87120

Single-Family Detached	November			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	62	54	- 12.9%	826	873	+ 5.7%
Pending Sales	45	52	+ 15.6%	663	701	+ 5.7%
Closed Sales	46	43	- 6.5%	663	685	+ 3.3%
Days on Market Until Sale	31	34	+ 9.7%	26	33	+ 26.9%
Median Sales Price*	\$335,500	\$380,000	+ 13.3%	\$363,750	\$384,000	+ 5.6%
Average Sales Price*	\$402,230	\$415,401	+ 3.3%	\$412,479	\$424,459	+ 2.9%
Percent of List Price Received*	98.5%	97.9%	- 0.6%	99.7%	99.1%	- 0.6%
Inventory of Homes for Sale	118	124	+ 5.1%	--	--	--
Months Supply of Inventory	2.0	2.0	0.0%	--	--	--

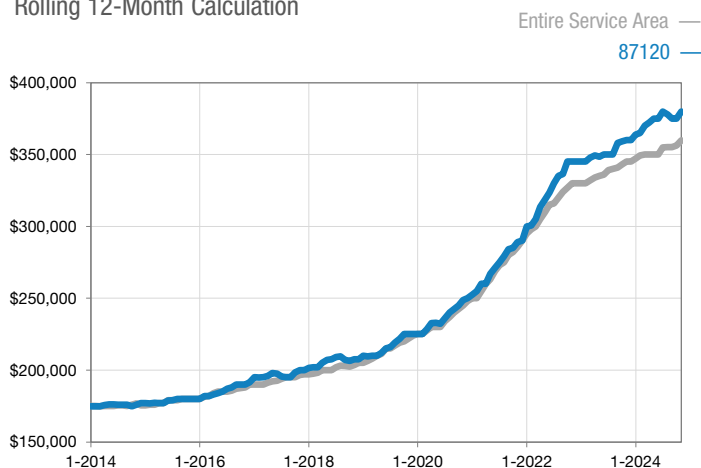
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	9	2	- 77.8%	103	111	+ 7.8%
Pending Sales	5	4	- 20.0%	103	95	- 7.8%
Closed Sales	7	8	+ 14.3%	107	94	- 12.1%
Days on Market Until Sale	9	29	+ 222.2%	16	15	- 6.3%
Median Sales Price*	\$245,000	\$268,450	+ 9.6%	\$245,000	\$257,250	+ 5.0%
Average Sales Price*	\$264,714	\$293,113	+ 10.7%	\$271,477	\$280,092	+ 3.2%
Percent of List Price Received*	100.7%	98.6%	- 2.1%	100.6%	99.4%	- 1.2%
Inventory of Homes for Sale	4	13	+ 225.0%	--	--	--
Months Supply of Inventory	0.4	1.6	+ 300.0%	--	--	--

* 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.

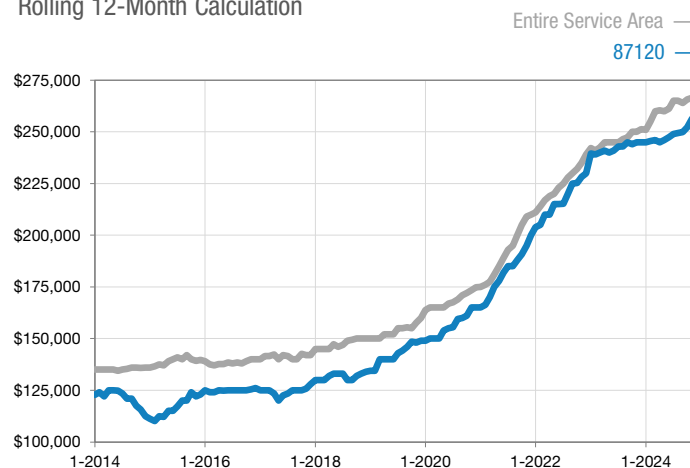
Median Sales Price - Single-Family Detached

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.