



Greater Albuquerque Association of REALTORS®

Q4 2024 Market Report



SWMLS - All Residential Property Types Compared Year-Over-Year
Greater Albuquerque Areas (10-121, 140-162, 210-293, 690-760)

Median Sales Price

4th QTR 2024	4th QTR 2023
Detached: \$365,000	Detached: \$345,000
Attached: \$275,000	Attached: \$260,000
% Change (Detached)	
5.80%	

Average Sales Price

4th QTR 2024	4th QTR 2023
Detached: \$421,624	Detached: \$393,035
Attached: \$295,798	Attached: \$276,590
% Change (Detached)	
7.27%	

New Listings

4th QTR 2024	4th QTR 2023
Detached: 2,361	Detached: 2,331
Attached: 254	Attached: 230
% Change (Detached)	
1.29%	

Closed Sales

4th QTR 2024	4th QTR 2023
Detached: 2,295	Detached: 2,025
Attached: 213	Attached: 215
% Change (Detached)	
13.33%	

Average Days on Market

4th QTR 2024	4th QTR 2023
Detached: 40	Detached: 29
Attached: 28	Attached: 21
% Change (Detached)	
37.93%	

Total Dollar Volume

4th QTR 2024	4th QTR 2023
Detached: \$967.6	Detached: \$795.9
Attached: \$62.2	Attached: \$59.5
% Change (Detached)	
21.58%	

Contact

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4th QTR 2024 & 2023 RECAP for Greater Albuquerque Areas

Class R1 (Existing Single-Family Detached) & Class R2 (Existing Condo/Townhome Attached)

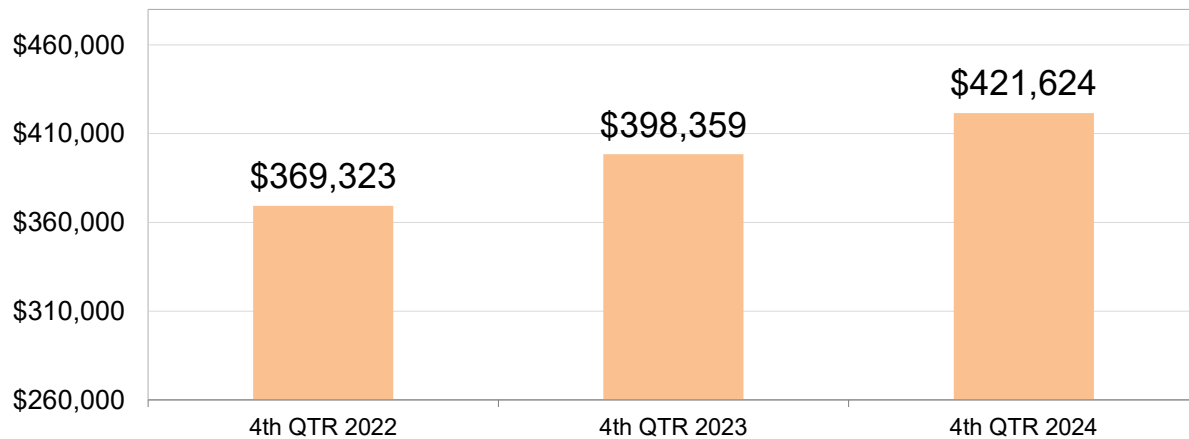
Detached	2024	2023	% of Change
Average Sale Price:	\$421,624	\$393,035	7.27%
Median Sale Price:	\$365,000	\$345,000	5.80%
Total Sold & Closed:	2,295	2,025	13.33%
Total Dollar Volume*:	\$967.6	\$795.9	21.58%
New Listings:	2,361	2,331	1.29%
Days on Market:	40	29	37.93%

Attached	2024	2023	% of Change
Average Sale Price:	\$295,798	\$276,590	6.94%
Median Sale Price:	\$275,000	\$260,000	5.77%
Total Sold & Closed:	213	215	-0.93%
Total Dollar Volume*:	\$62.2	\$59.5	4.56%
New Listings:	254	230	10.43%
Days on Market:	28	21	33.33%

The numbers above reflect the time periods between October 1 and December 31 of 2024 and 2023.

*Total Dollar Volume (millions)

Average Sale Price for single-family detached homes



4th QTR 2024 & 2023 RECAP for Albuquerque (Areas 10-121)

Class R1 (Existing Single-Family Detached) & Class R2 (Existing Condo/Townhome Attached)

Detached	2024	2023	% of Change
Average Sale Price:	\$417,428	\$392,262	6.42%
Median Sale Price:	\$360,900	\$338,590	6.59%
Total Sold & Closed:	1,359	1,263	7.60%
Total Dollar Volume*:	\$567.3	\$495.4	14.51%
New Listings:	1,436	1,432	0.28%
Days on Market:	35	24	45.83%

Attached	2024	2023	% of Change
Average Sale Price:	\$296,692	\$281,660	5.34%
Median Sale Price:	\$276,500	\$265,000	4.34%
Total Sold & Closed:	172	189	-8.99%
Total Dollar Volume*:	\$51.0	\$53.2	-4.08%
New Listings:	217	191	13.61%
Days on Market:	27	22	22.73%

The numbers above reflect the time periods between October 1 and December 31 of 2024 and 2023.

**Total Dollar Volume (millions)*

4th QTR 2024 & 2023 RECAP for Rio Rancho (Areas 140-162)

Class R1 (Existing Single-Family Detached) & Class R2 (Existing Condo/Townhome Attached)

Detached	2024	2023	% of Change
Average Sale Price:	\$397,932	\$384,423	3.51%
Median Sale Price:	\$369,990	\$360,000	2.78%
Total Sold & Closed:	443	401	10.47%
Total Dollar Volume*:	\$176.3	\$154.2	14.36%
New Listings:	460	480	-4.17%
Days on Market:	42	35	20.00%

Attached	2024	2023	% of Change
Average Sale Price:	\$253,785	\$250,619	1.26%
Median Sale Price:	\$262,000	\$281,000	-6.76%
Total Sold & Closed:	26	18	44.44%
Total Dollar Volume*:	\$6.6	\$4.5	46.12%
New Listings:	11	28	-60.71%
Days on Market:	32	11	190.91%

The numbers above reflect the time periods between October 1 and December 31 of 2024 and 2023.

**Total Dollar Volume (millions)*

4th QTR 2024 & 2023 RECAP for East Mountains (Areas 210-293)

Class R1 (Existing Single-Family Detached)

Detached	2024	2023	% of Change
Average Sale Price:	\$463,034	\$442,880	4.55%
Median Sale Price:	\$450,000	\$400,000	12.50%
Total Sold & Closed:	135	99	36.36%
Total Dollar Volume*:	\$62.5	\$43.8	42.56%
New Listings:	123	93	32.26%
Days on Market:	45	35	28.57%

4th QTR 2024 & 2023 RECAP for Valencia County (Areas 690-760)

Class R1 (Existing Single-Family Detached)

Detached	2024	2023	% of Change
Average Sale Price:	\$345,452	\$304,164	13.57%
Median Sale Price:	\$313,840	\$295,000	6.39%
Total Sold & Closed:	196	189	3.70%
Total Dollar Volume*:	\$67.7	\$57.5	17.78%
New Listings:	214	195	9.74%
Days on Market:	53	48	10.42%

The numbers above reflect the time periods between October 1 and December 31 of 2024 and 2023.

*Total Dollar Volume (millions)

4th Quarter 2024 Sales By Area

		Sales	Change from 4th QTR 2023	Average Sale Price	Change from 4th QTR 2023	Median Sale Price	Change from 4th QTR 2023
10	Sandia Heights	22	15.79%	\$680,998	-9.77%	\$713,750	-4.83%
20	North Albuquerque Acres	21	16.67%	\$923,410	22.22%	\$910,000	14.68%
21	Albuquerque Acres West	35	-22.22%	\$649,685	24.05%	\$529,000	11.37%
30	Far NE Heights	96	-11.11%	\$519,534	23.92%	\$477,500	34.51%
31	Foothills North	24	0.00%	\$808,812	22.15%	\$790,250	34.40%
32	Academy West	33	-48.44%	\$415,133	45.81%	\$386,000	39.10%
40	UNM	54	28.57%	\$433,652	0.40%	\$411,500	11.22%
41	Uptown	69	-16.87%	\$4,101	-98.52%	\$298,500	6.99%
42	UNM South	40	11.11%	\$383,065	37.06%	\$361,250	33.30%
50	NE Heights	143	-12.27%	\$318,735	12.72%	\$307,000	14.98%
51	Foothills South	38	-13.64%	\$491,318	24.55%	\$487,500	32.29%
60	Four Hills	11	-38.89%	\$85,409	-80.57%	\$486,000	17.82%
70	Fairgrounds	26	-33.33%	\$276,874	10.02%	\$278,500	16.04%
71	Southeast Heights	60	1.69%	\$323,043	2.64%	\$302,000	1.34%
72	Mesa Del Sol	12	-20.00%	\$467,082	23.04%	\$460,182	28.88%
80	Downtown	36	-20.00%	\$323,900	7.61%	\$258,500	-8.66%
90	Near South Valley	45	2.27%	\$252,512	14.96%	\$250,000	16.28%
91	Valley Farms	20	-28.57%	\$456,252	16.37%	\$392,500	35.34%
92	Southwest Heights	150	-4.46%	\$303,539	20.47%	\$300,000	20.00%
93	Pajarito	5	-28.57%	\$269,680	-20.62%	\$274,900	-4.88%
100	North Valley	50	4.17%	\$565,875	38.58%	\$426,200	18.22%
101	Near North Valley	68	21.43%	\$431,840	13.88%	\$395,000	29.64%
102	Far North Valley	6	-25.00%	\$310,911	-44.89%	\$296,982	-43.70%
103	West River Valley	6	100.00%	\$642,833	-45.14%	\$505,000	-62.59%
110	Northwest Heights	128	-17.95%	\$449,261	4.48%	\$440,395	17.44%
111	Ladera Heights	91	-34.53%	\$313,659	10.02%	\$310,000	13.76%
112	Canoncito	0	N/A	\$0	N/A	\$0	N/A
120	Paradise West	89	-21.93%	\$351,652	4.11%	\$344,000	5.04%
121	Paradise East	67	-5.63%	\$417,812	18.12%	\$390,000	11.75%
130	Corrales	40	60.00%	\$754,375	1.45%	\$670,386	-7.53%
140	Rio Rancho South	52	-10.34%	\$456,934	16.37%	\$437,860	21.63%
141	Rio Rancho Southwest	1	0.00%	\$320,000	39.74%	\$320,000	39.74%
150	Rio Rancho Mid	139	11.20%	\$369,828	16.48%	\$325,000	10.17%
151	Rio Rancho Mid-North	79	61.22%	\$414,373	-2.98%	\$385,500	-2.41%
152	Rio Rancho Mid-West	14	-6.67%	\$296,487	-1.86%	\$308,000	8.45%
160	Rio Rancho North	106	13.98%	\$426,683	1.49%	\$399,998	0.00%
161	Rio Rancho Central	83	27.69%	\$321,190	11.21%	\$320,000	16.36%
162	Rio Rancho Northwest	0	N/A	\$0	-100.00%	\$0	-100.00%
170	Bernalillo/Algodones	19	-26.92%	\$400,132	5.14%	\$425,000	38.21%
180	Placitas	29	-14.71%	\$746,538	14.81%	\$758,000	26.33%
210-293	East Mountain Area	189	76.64%	\$401,715	-7.55%	\$360,000	-10.00%
690-760	Valencia County	238	53.55%	\$323,910	4.75%	\$299,000	3.10%

4th Quarter 2024 Sales By Area

		Sales	Change from 4th QTR 2023	Average Sale Price	Change from 4th QTR 2023	Median Sale Price	Change from 4th QTR 2023
210	Carnuel/Monticello	1	-66.67%	\$0	-100.00%	\$0	-100.00%
220	North of I-40	37	12.12%	\$611,848	22.75%	\$536,000	15.27%
230	South of I-40	19	-9.52%	\$421,751	24.69%	\$429,000	40.66%
231	Manzano Mountain	1	-85.71%	\$257,500	-20.35%	\$257,500	17.05%
240	Zuzax Tijeras	16	-20.00%	\$606,694	37.66%	\$572,500	44.94%
250	NW Edgewood	17	-10.53%	\$470,359	23.70%	\$445,000	18.67%
260	South 217	8	-27.27%	\$378,967	67.56%	\$367,000	87.24%
270	NE Edgewood	10	-23.08%	\$458,600	52.30%	\$482,500	96.94%
271	Stanley	1	0.00%	\$325,000	0.00%	\$325,000	0.00%
280	SE Edgewood	2	-84.62%	\$250,000	-0.24%	\$250,000	-7.41%
290	North Moriarty	0	-100.00%	\$0	-100.00%	\$0	-100.00%
291	South Moriarty	17	70.00%	\$249,532	61.21%	\$233,000	111.82%
292	Estancia McIntosh	6	50.00%	\$139,250	-67.62%	\$113,250	-50.22%
293	Mountainair	3	0.00%	\$292,333	182.90%	\$217,000	117.00%
690	West Valencia County	0	-100.00%	\$0	-100.00%	\$0	-100.00%
700	Los Lunas	54	10.20%	\$351,702	4.21%	\$339,990	3.03%
701	W Los Lunas	40	81.82%	\$348,570	2.07%	\$342,500	6.53%
710	Bosque/Peralta	13	0.00%	\$468,039	7.85%	\$425,000	21.46%
711	East Los Lunas/Tome	12	100.00%	\$590,779	121.54%	\$515,000	88.99%
720	Meadowlake/El Cerro	2	-84.62%	\$247,500	66.93%	\$247,500	47.32%
721	Las Maravillas	25	19.05%	\$268,886	16.24%	\$265,000	17.78%
730	West Belen	10	0.00%	\$296,740	53.46%	\$289,450	65.40%
740	Los Chavez	8	-20.00%	\$415,225	71.85%	\$474,950	72.77%
741	Belen	20	33.33%	\$254,885	25.66%	\$229,950	41.51%
742	Jarales Bosque	0	-100.00%	\$0	-100.00%	\$0	-100.00%
750	Adelino	1	-66.67%	\$300,000	-3.74%	\$300,000	1.69%
760	Rio Communities/Tierra Grande	11	-65.63%	\$245,082	10.12%	\$265,000	24.71%