

Local Market Update for August 2024

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



East Los Lunas, Tome, Valencia – 711

North of Patricio Dr, South of Valencia Rd, East of Rio Grande River, West of La Ladera Rd

| Single-Family Detached | August | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| | 2023 | 2024 | Percent Change | Thru 8-2023 | Thru 8-2024 | Percent Change |
| New Listings | 4 | 10 | + 150.0% | 39 | 49 | + 25.6% |
| Pending Sales | 2 | 4 | + 100.0% | 31 | 29 | - 6.5% |
| Closed Sales | 7 | 1 | - 85.7% | 29 | 27 | - 6.9% |
| Days on Market Until Sale | 22 | 0 | - 100.0% | 58 | 56 | - 3.4% |
| Median Sales Price* | \$350,000 | \$395,000 | + 12.9% | \$450,000 | \$395,000 | - 12.2% |
| Average Sales Price* | \$355,929 | \$395,000 | + 11.0% | \$437,584 | \$452,713 | + 3.5% |
| Percent of List Price Received* | 98.4% | 100.0% | + 1.6% | 98.2% | 97.5% | - 0.7% |
| Inventory of Homes for Sale | 11 | 18 | + 63.6% | -- | -- | -- |
| Months Supply of Inventory | 3.5 | 5.7 | + 62.9% | -- | -- | -- |

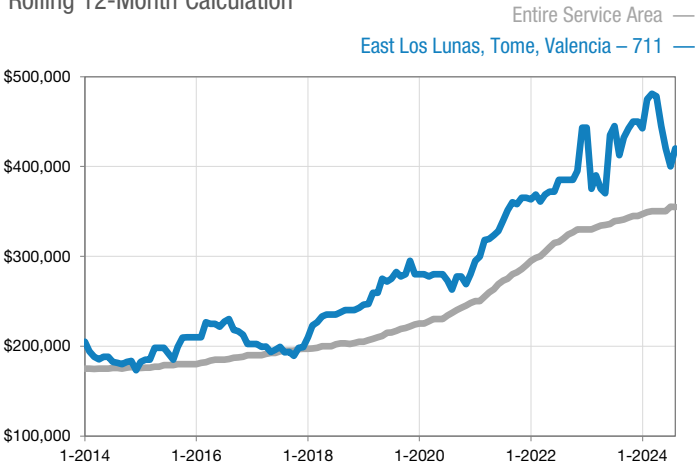
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | August | | | Year to Date | | |
|---------------------------------|--------|------|----------------|--------------|-------------|----------------|
| | 2023 | 2024 | Percent Change | Thru 8-2023 | Thru 8-2024 | Percent Change |
| New Listings | 0 | 0 | 0.0% | 0 | 0 | 0.0% |
| Pending Sales | 0 | 0 | 0.0% | 0 | 0 | 0.0% |
| Closed Sales | 0 | 0 | 0.0% | 0 | 0 | 0.0% |
| Days on Market Until Sale | -- | -- | -- | -- | -- | -- |
| Median Sales Price* | -- | -- | -- | -- | -- | -- |
| Average Sales Price* | -- | -- | -- | -- | -- | -- |
| Percent of List Price Received* | -- | -- | -- | -- | -- | -- |
| 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.

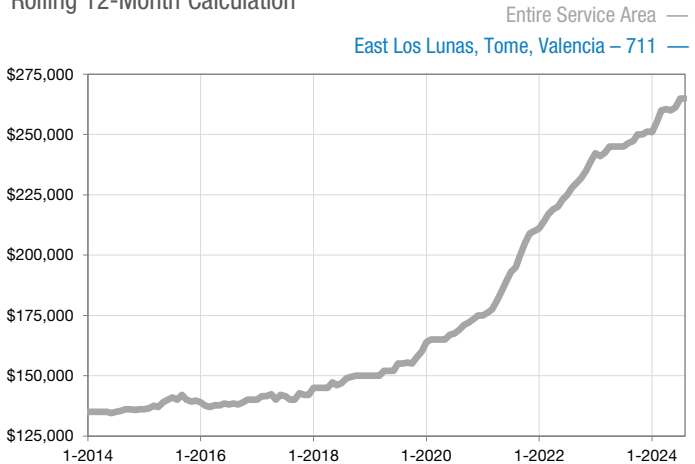
Median Sales Price - Single-Family Detached

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.