

Local Market Update for August 2024

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



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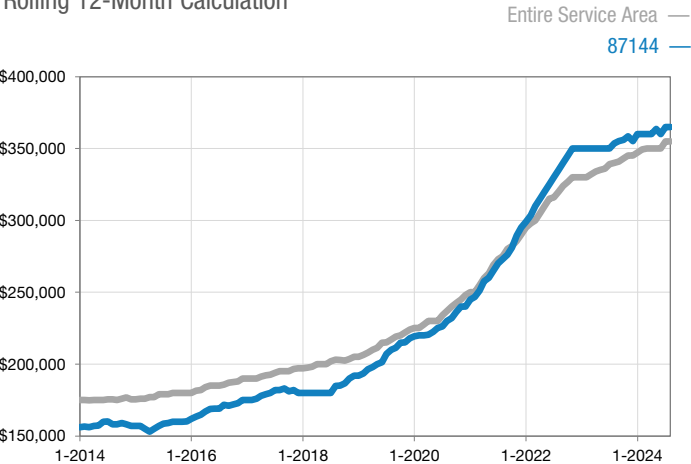
Single-Family Detached	August			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	151	134	- 11.3%	857	946	+ 10.4%
Pending Sales	100	97	- 3.0%	695	716	+ 3.0%
Closed Sales	96	79	- 17.7%	661	672	+ 1.7%
Days on Market Until Sale	31	37	+ 19.4%	36	39	+ 8.3%
Median Sales Price*	\$357,950	\$374,990	+ 4.8%	\$352,966	\$366,153	+ 3.7%
Average Sales Price*	\$412,203	\$389,480	- 5.5%	\$390,551	\$396,393	+ 1.5%
Percent of List Price Received*	100.4%	98.9%	- 1.5%	99.8%	99.2%	- 0.6%
Inventory of Homes for Sale	193	214	+ 10.9%	--	--	--
Months Supply of Inventory	2.4	2.6	+ 8.3%	--	--	--

* 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	August			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	0	0	0.0%	1	3	+ 200.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	--	--	--	2	--	--
Median Sales Price*	--	--	--	\$265,000	--	--
Average Sales Price*	--	--	--	\$265,000	--	--
Percent of List Price Received*	--	--	--	100.0%	--	--
Inventory of Homes for Sale	0	3	--	--	--	--
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



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.

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

