

Local Market Update for August 2024

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



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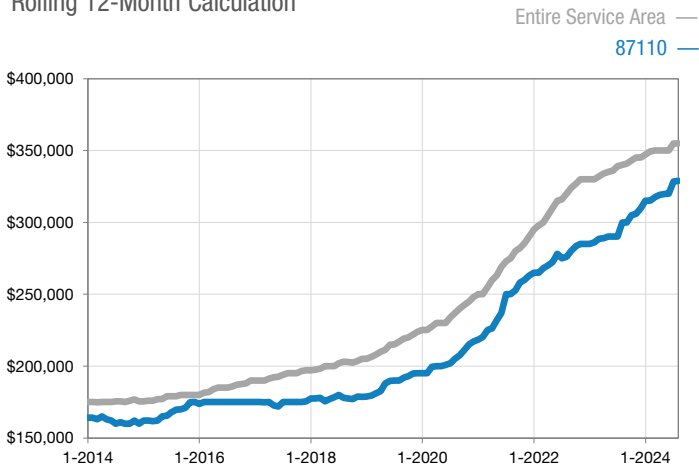
Single-Family Detached	August			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	47	58	+ 23.4%	318	381	+ 19.8%
Pending Sales	37	39	+ 5.4%	284	297	+ 4.6%
Closed Sales	38	34	- 10.5%	274	280	+ 2.2%
Days on Market Until Sale	10	23	+ 130.0%	16	24	+ 50.0%
Median Sales Price*	\$343,000	\$335,000	- 2.3%	\$303,625	\$330,000	+ 8.7%
Average Sales Price*	\$351,759	\$355,180	+ 1.0%	\$322,541	\$349,941	+ 8.5%
Percent of List Price Received*	100.5%	98.5%	- 2.0%	99.8%	99.0%	- 0.8%
Inventory of Homes for Sale	40	73	+ 82.5%	--	--	--
Months Supply of Inventory	1.2	2.2	+ 83.3%	--	--	--

* 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.

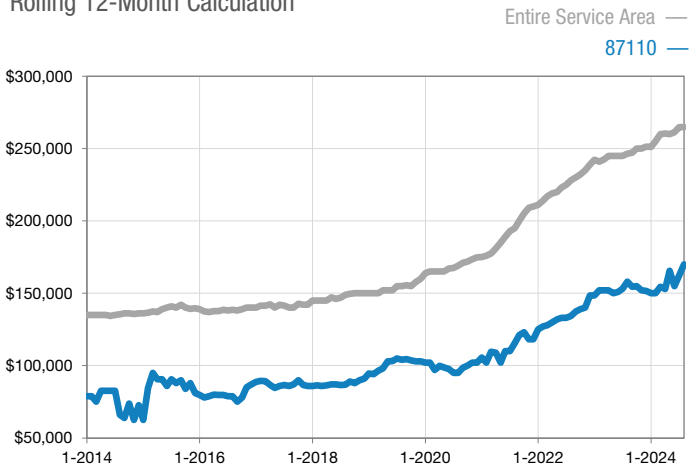
Single-Family Attached	August			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	6	10	+ 66.7%	35	34	- 2.9%
Pending Sales	7	5	- 28.6%	32	25	- 21.9%
Closed Sales	4	3	- 25.0%	28	21	- 25.0%
Days on Market Until Sale	15	32	+ 113.3%	9	19	+ 111.1%
Median Sales Price*	\$213,000	\$189,000	- 11.3%	\$165,250	\$187,000	+ 13.2%
Average Sales Price*	\$221,125	\$198,667	- 10.2%	\$181,121	\$206,310	+ 13.9%
Percent of List Price Received*	98.6%	94.4%	- 4.3%	98.6%	97.8%	- 0.8%
Inventory of Homes for Sale	3	9	+ 200.0%	--	--	--
Months Supply of Inventory	0.8	2.8	+ 250.0%	--	--	--

* 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.