

Local Market Update for August 2024

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



87106

| Single-Family Detached | August | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2023 | 2024 | Percent Change | Thru 8-2023 | Thru 8-2024 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 22 | 18 | - 18.2% | 169 | 182 | + 7.7% |
| Pending Sales | 17 | 22 | + 29.4% | 145 | 149 | + 2.8% |
| Closed Sales | 20 | 24 | + 20.0% | 133 | 132 | - 0.8% |
| Days on Market Until Sale | 15 | 42 | + 180.0% | 25 | 29 | + 16.0% |
| Median Sales Price* | \$428,511 | \$407,000 | - 5.0% | \$399,900 | \$400,000 | + 0.0% |
| Average Sales Price* | \$441,566 | \$411,638 | - 6.8% | \$409,231 | \$416,418 | + 1.8% |
| Percent of List Price Received* | 99.8% | 99.9% | + 0.1% | 99.0% | 98.9% | - 0.1% |
| Inventory of Homes for Sale | 25 | 34 | + 36.0% | -- | -- | -- |
| Months Supply of Inventory | 1.5 | 2.0 | + 33.3% | -- | -- | -- |

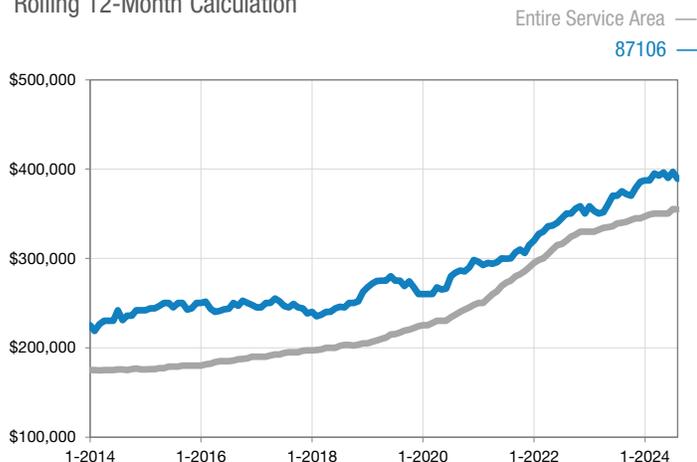
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | August | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2023 | 2024 | Percent Change | Thru 8-2023 | Thru 8-2024 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 5 | 3 | - 40.0% | 30 | 22 | - 26.7% |
| Pending Sales | 4 | 2 | - 50.0% | 27 | 13 | - 51.9% |
| Closed Sales | 3 | 1 | - 66.7% | 23 | 12 | - 47.8% |
| Days on Market Until Sale | 23 | 27 | + 17.4% | 27 | 29 | + 7.4% |
| Median Sales Price* | \$110,000 | \$424,000 | + 285.5% | \$210,000 | \$171,750 | - 18.2% |
| Average Sales Price* | \$174,000 | \$424,000 | + 143.7% | \$211,278 | \$231,833 | + 9.7% |
| Percent of List Price Received* | 101.9% | 98.8% | - 3.0% | 99.7% | 98.5% | - 1.2% |
| Inventory of Homes for Sale | 6 | 6 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | 2.1 | 3.0 | + 42.9% | -- | -- | -- |

* 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.

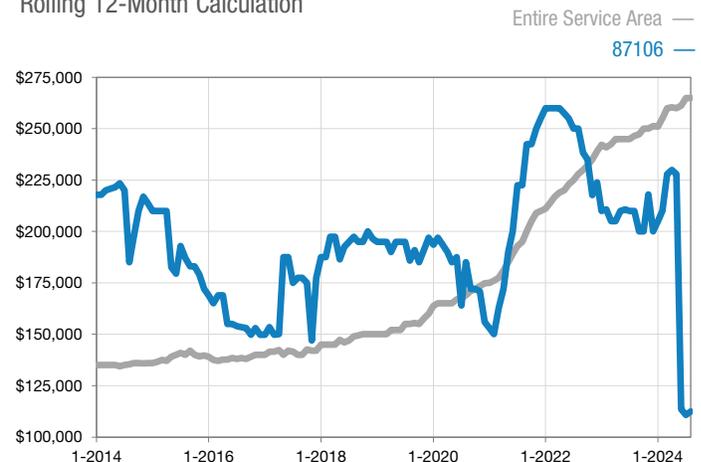
Median Sales Price - Single-Family Detached

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.