

Local Market Update for August 2024

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



UNM – 40

East of I-25, South of I-40, West of San Mateo Blvd NE, North of Central Ave

Single-Family Detached

Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	18	24	+ 33.3%	153	166	+ 8.5%
Pending Sales	19	13	- 31.6%	127	119	- 6.3%
Closed Sales	25	17	- 32.0%	120	114	- 5.0%
Days on Market Until Sale	12	32	+ 166.7%	16	27	+ 68.8%
Median Sales Price*	\$430,021	\$420,000	- 2.3%	\$406,000	\$428,750	+ 5.6%
Average Sales Price*	\$442,063	\$422,235	- 4.5%	\$437,962	\$450,209	+ 2.8%
Percent of List Price Received*	100.0%	100.2%	+ 0.2%	99.7%	99.3%	- 0.4%
Inventory of Homes for Sale	20	43	+ 115.0%	--	--	--
Months Supply of Inventory	1.4	3.2	+ 128.6%	--	--	--

* 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.

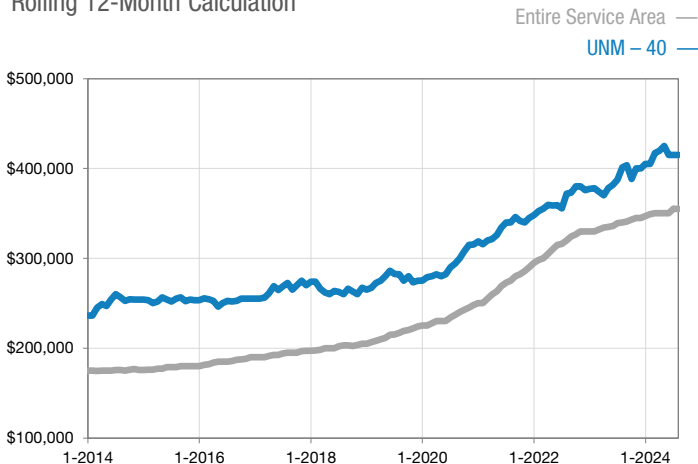
Single-Family Attached

Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	1	3	+ 200.0%	14	7	- 50.0%
Pending Sales	0	2	--	8	5	- 37.5%
Closed Sales	1	1	0.0%	8	3	- 62.5%
Days on Market Until Sale	4	27	+ 575.0%	5	23	+ 360.0%
Median Sales Price*	\$335,000	\$424,000	+ 26.6%	\$330,000	\$410,000	+ 24.2%
Average Sales Price*	\$335,000	\$424,000	+ 26.6%	\$305,488	\$413,333	+ 35.3%
Percent of List Price Received*	103.1%	98.8%	- 4.2%	103.0%	96.9%	- 5.9%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	2.9	0.7	- 75.9%	--	--	--

* 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.

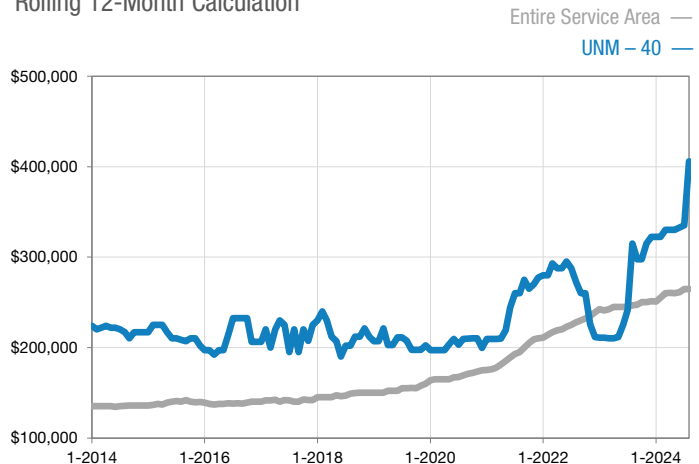
Median Sales Price - Single-Family Detached

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.