

Local Market Update for August 2024

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



North Valley – 100

East of Rio Grande River, South of Alameda Blvd NE, West of I-25, North of Montano Rd

Single-Family Detached	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
Key Metrics						
New Listings	19	16	- 15.8%	123	135	+ 9.8%
Pending Sales	15	9	- 40.0%	97	110	+ 13.4%
Closed Sales	16	15	- 6.3%	82	103	+ 25.6%
Days on Market Until Sale	73	64	- 12.3%	53	41	- 22.6%
Median Sales Price*	\$498,918	\$720,143	+ 44.3%	\$487,250	\$460,000	- 5.6%
Average Sales Price*	\$696,865	\$871,310	+ 25.0%	\$674,139	\$660,003	- 2.1%
Percent of List Price Received*	98.4%	99.2%	+ 0.8%	98.3%	98.4%	+ 0.1%
Inventory of Homes for Sale	27	35	+ 29.6%	--	--	--
Months Supply of Inventory	2.4	3.0	+ 25.0%	--	--	--

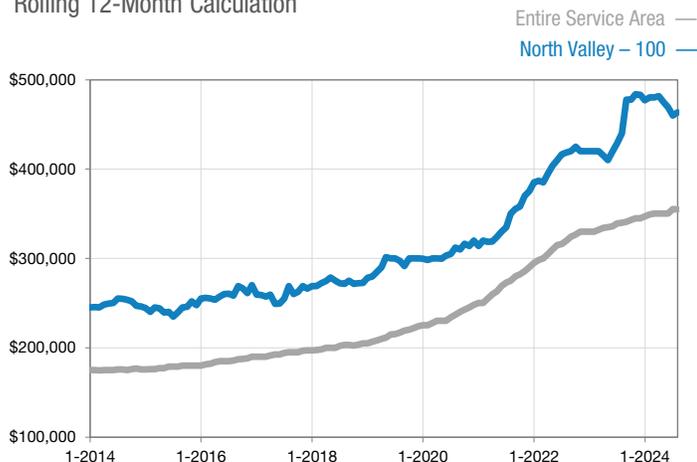
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
Key Metrics						
New Listings	4	5	+ 25.0%	18	27	+ 50.0%
Pending Sales	3	3	0.0%	16	22	+ 37.5%
Closed Sales	4	2	- 50.0%	14	20	+ 42.9%
Days on Market Until Sale	3	7	+ 133.3%	12	4	- 66.7%
Median Sales Price*	\$216,000	\$222,500	+ 3.0%	\$221,250	\$250,500	+ 13.2%
Average Sales Price*	\$219,250	\$222,500	+ 1.5%	\$226,664	\$261,515	+ 15.4%
Percent of List Price Received*	105.0%	98.9%	- 5.8%	102.3%	100.6%	- 1.7%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.5	1.0	+ 100.0%	--	--	--

* 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.

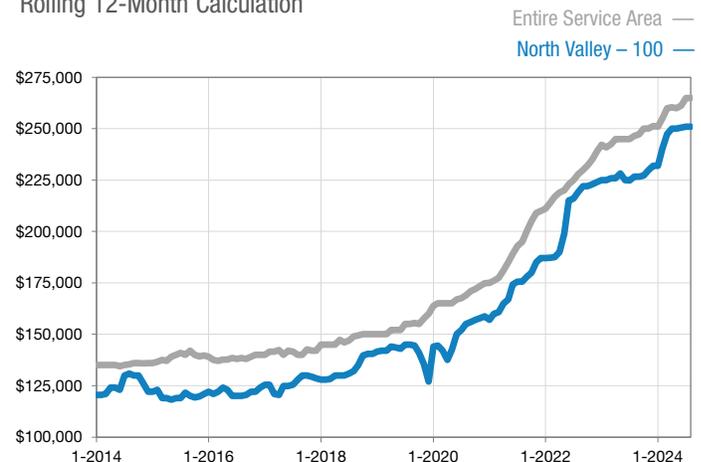
Median Sales Price - Single-Family Detached

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.