

# Local Market Update for August 2024

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



## East Los Lunas, Tome, Valencia – 711

North of Patricio Dr, South of Valencia Rd, East of Rio Grande River, West of La Ladera Rd

Single-Family Detached	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
<b>Key Metrics</b>						
New Listings	4	<b>10</b>	+ 150.0%	39	<b>49</b>	+ 25.6%
Pending Sales	2	<b>4</b>	+ 100.0%	31	<b>29</b>	- 6.5%
Closed Sales	7	<b>1</b>	- 85.7%	29	<b>27</b>	- 6.9%
Days on Market Until Sale	22	<b>0</b>	- 100.0%	58	<b>56</b>	- 3.4%
Median Sales Price*	\$350,000	<b>\$395,000</b>	+ 12.9%	\$450,000	<b>\$395,000</b>	- 12.2%
Average Sales Price*	\$355,929	<b>\$395,000</b>	+ 11.0%	\$437,584	<b>\$452,713</b>	+ 3.5%
Percent of List Price Received*	98.4%	<b>100.0%</b>	+ 1.6%	98.2%	<b>97.5%</b>	- 0.7%
Inventory of Homes for Sale	11	<b>18</b>	+ 63.6%	--	--	--
Months Supply of Inventory	3.5	<b>5.7</b>	+ 62.9%	--	--	--

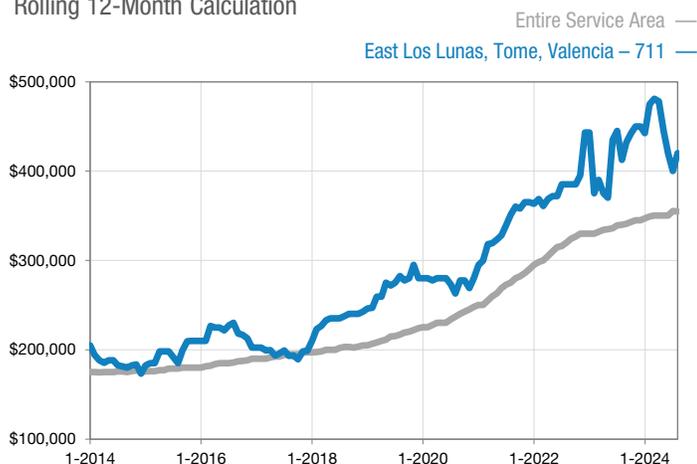
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
<b>Key Metrics</b>						
New Listings	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Pending Sales	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Closed Sales	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	<b>0</b>	0.0%	--	--	--
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.

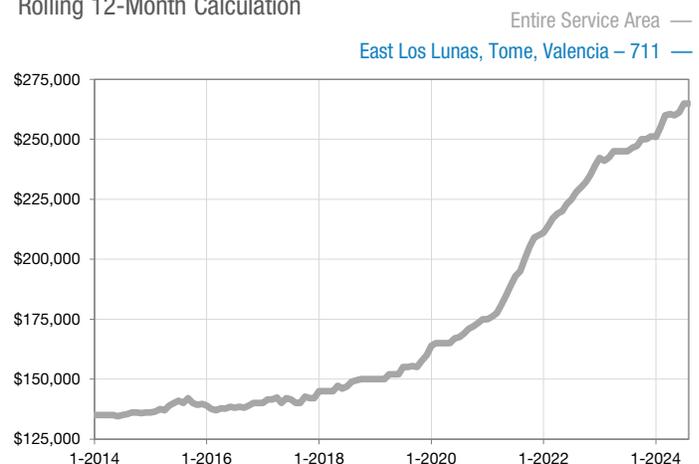
### Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



### 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.