

Local Market Update for August 2024

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



South Socorro – 621

La Joya Wildlife Area South of Rio Salado

| Single-Family Detached | August | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2023 | 2024 | Percent Change | Thru 8-2023 | Thru 8-2024 | Percent Change |
| New Listings | 3 | 8 | + 166.7% | 38 | 52 | + 36.8% |
| Pending Sales | 1 | 7 | + 600.0% | 28 | 34 | + 21.4% |
| Closed Sales | 1 | 6 | + 500.0% | 31 | 35 | + 12.9% |
| Days on Market Until Sale | 22 | 25 | + 13.6% | 64 | 50 | - 21.9% |
| Median Sales Price* | \$180,000 | \$189,500 | + 5.3% | \$200,000 | \$190,000 | - 5.0% |
| Average Sales Price* | \$180,000 | \$223,667 | + 24.3% | \$186,452 | \$210,943 | + 13.1% |
| Percent of List Price Received* | 100.1% | 96.0% | - 4.1% | 94.7% | 96.4% | + 1.8% |
| Inventory of Homes for Sale | 17 | 26 | + 52.9% | -- | -- | -- |
| Months Supply of Inventory | 4.7 | 5.7 | + 21.3% | -- | -- | -- |

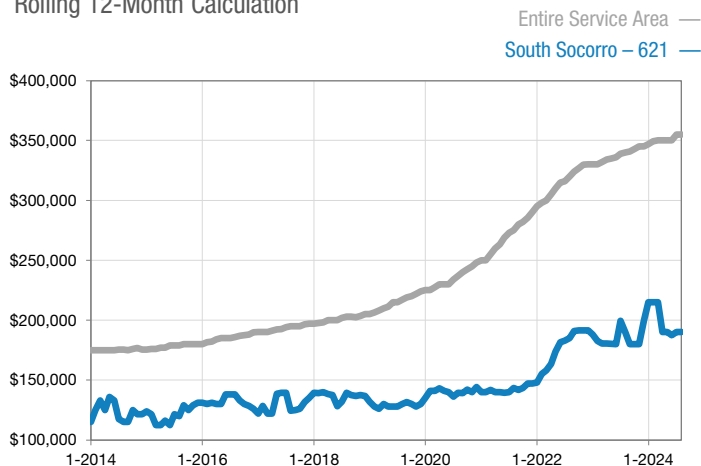
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | August | | | Year to Date | | |
|---------------------------------|--------|------|----------------|--------------|-------------|----------------|
| Key Metrics | 2023 | 2024 | Percent Change | Thru 8-2023 | Thru 8-2024 | Percent Change |
| New Listings | 2 | 2 | 0.0% | 2 | 3 | + 50.0% |
| Pending Sales | 1 | 2 | + 100.0% | 1 | 3 | + 200.0% |
| Closed Sales | 0 | 0 | 0.0% | 0 | 1 | -- |
| Days on Market Until Sale | -- | -- | -- | -- | 7 | -- |
| Median Sales Price* | -- | -- | -- | -- | \$175,000 | -- |
| Average Sales Price* | -- | -- | -- | -- | \$175,000 | -- |
| Percent of List Price Received* | -- | -- | -- | -- | 100.0% | -- |
| Inventory of Homes for Sale | 1 | 0 | - 100.0% | -- | -- | -- |
| Months Supply of Inventory | 1.0 | -- | -- | -- | -- | -- |

* 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.

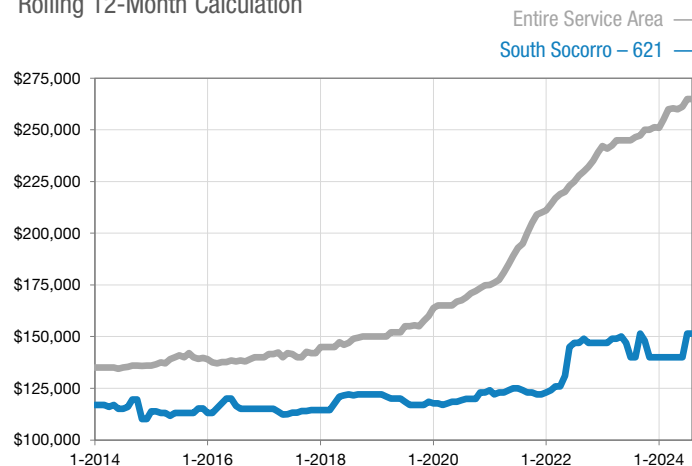
Median Sales Price - Single-Family Detached

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.