

Local Market Update for August 2024

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



Fairgrounds – 70

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

Single-Family Detached	August			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	23	14	- 39.1%	111	104	- 6.3%
Pending Sales	11	10	- 9.1%	85	79	- 7.1%
Closed Sales	17	7	- 58.8%	78	72	- 7.7%
Days on Market Until Sale	7	15	+ 114.3%	14	25	+ 78.6%
Median Sales Price*	\$265,000	\$291,384	+ 10.0%	\$265,000	\$288,750	+ 9.0%
Average Sales Price*	\$263,259	\$313,726	+ 19.2%	\$266,441	\$292,194	+ 9.7%
Percent of List Price Received*	100.4%	100.3%	- 0.1%	100.5%	99.0%	- 1.5%
Inventory of Homes for Sale	22	17	- 22.7%	--	--	--
Months Supply of Inventory	2.2	1.7	- 22.7%	--	--	--

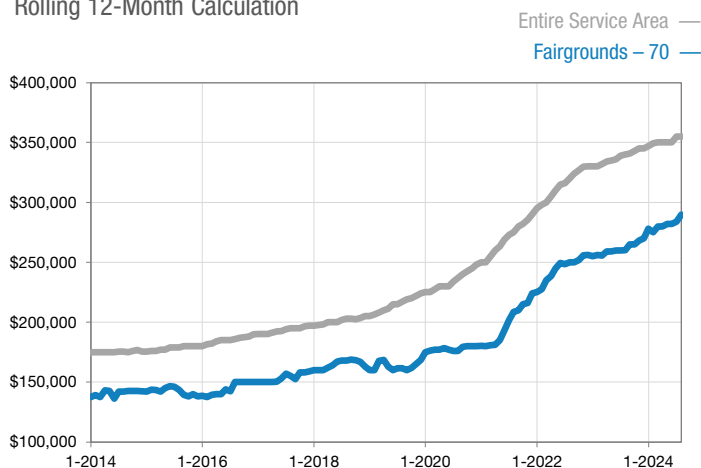
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	0	1	--	4	7	+ 75.0%
Pending Sales	0	0	0.0%	4	6	+ 50.0%
Closed Sales	0	0	0.0%	4	5	+ 25.0%
Days on Market Until Sale	--	--	--	4	4	0.0%
Median Sales Price*	--	--	--	\$249,000	\$255,000	+ 2.4%
Average Sales Price*	--	--	--	\$218,475	\$254,400	+ 16.4%
Percent of List Price Received*	--	--	--	99.7%	100.1%	+ 0.4%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	0.9	--	--	--	--

* 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.

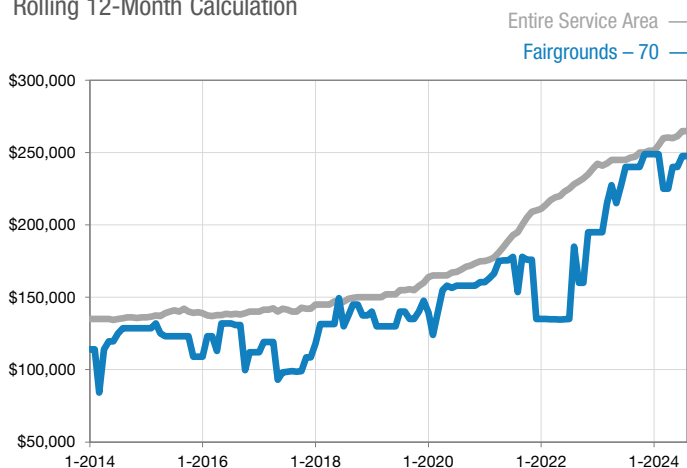
Median Sales Price - Single-Family Detached

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.