# Local Market Update for August 2024

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

**gaar**

# Mountainair – 293

South of Hwy 55 (CR B076) to Socorro and Lincoln County Lines, East of Manzano Mountains, West of Hwy 41

## Single-Family Detached

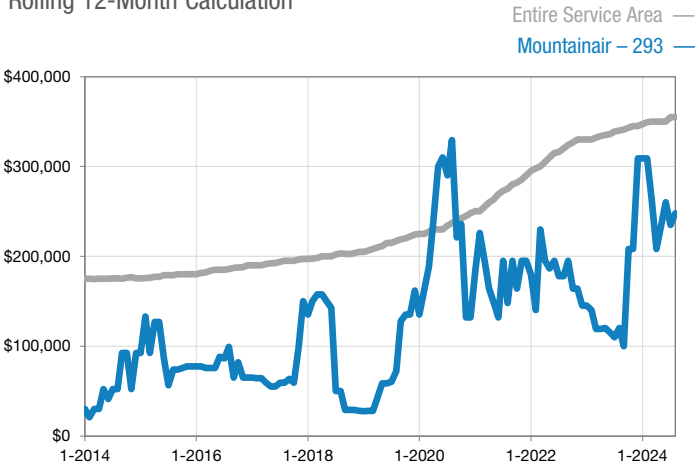| Key Metrics | August | | | Year to Date | | |
|---|---|---|---|---|---|---|
| | 2023 | 2024 | Percent Change | Thru 8-2023 | Thru 8-2024 | Percent Change |
| New Listings | 2 | 4 | + 100.0% | 12 | 13 | + 8.3% |
| Pending Sales | 1 | 4 | + 300.0% | 6 | 13 | + 116.7% |
| Closed Sales | 1 | 0 | - 100.0% | 6 | 10 | + 66.7% |
| Days on Market Until Sale | 6 | -- | -- | 40 | 81 | + 102.5% |
| Median Sales Price* | $65,000 | -- | -- | $255,625 | $247,500 | - 3.2% |
| Average Sales Price* | $65,000 | -- | -- | $246,458 | $263,490 | + 6.9% |
| Percent of List Price Received* | 100.0% | -- | -- | 97.4% | 94.2% | - 3.3% |
| Inventory of Homes for Sale | 7 | 6 | - 14.3% | -- | -- | -- |
| Months Supply of Inventory | 4.5 | 2.8 | - 37.8% | -- | -- | -- |

\* 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 | 0 | 0 | 0.0% | 0 | 0 | 0.0% |
| Pending Sales | 0 | 0 | 0.0% | 0 | 0 | 0.0% |
| Closed Sales | 0 | 0 | 0.0% | 0 | 0 | 0.0% |
| Days on Market Until Sale | -- | -- | -- | -- | -- | -- |
| Median Sales Price* | -- | -- | -- | -- | -- | -- |
| Average Sales Price* | -- | -- | -- | -- | -- | -- |
| Percent of List Price Received* | -- | -- | -- | -- | -- | -- |
| Inventory of Homes for Sale | 0 | 0 | 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.
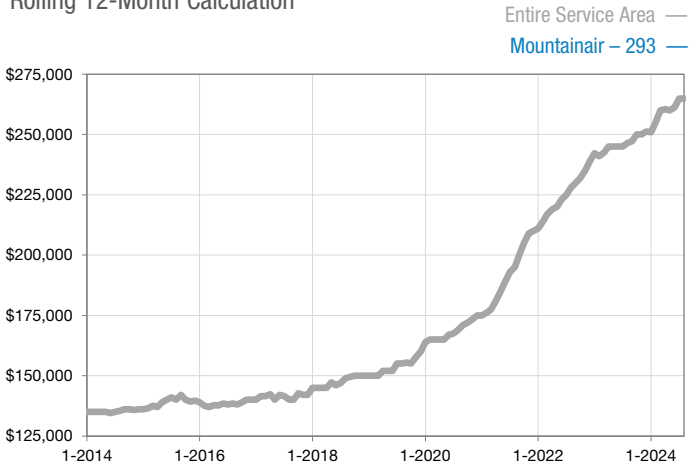
## Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Mountainair – 293 —



## Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
Mountainair – 293 —



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.