

Local Market Update for August 2024

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



Northeast Heights – 50

East of Wyoming Blvd NE, South of Montgomery Blvd NE, West of Tramway Blvd, 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	86	66	- 23.3%	510	548	+ 7.5%
Pending Sales	76	61	- 19.7%	462	462	0.0%
Closed Sales	68	61	- 10.3%	438	454	+ 3.7%
Days on Market Until Sale	8	18	+ 125.0%	16	22	+ 37.5%
Median Sales Price*	\$309,000	\$315,000	+ 1.9%	\$292,500	\$300,000	+ 2.6%
Average Sales Price*	\$317,250	\$321,350	+ 1.3%	\$301,758	\$314,444	+ 4.2%
Percent of List Price Received*	100.8%	99.4%	- 1.4%	100.2%	99.2%	- 1.0%
Inventory of Homes for Sale	63	81	+ 28.6%	--	--	--
Months Supply of Inventory	1.2	1.5	+ 25.0%	--	--	--

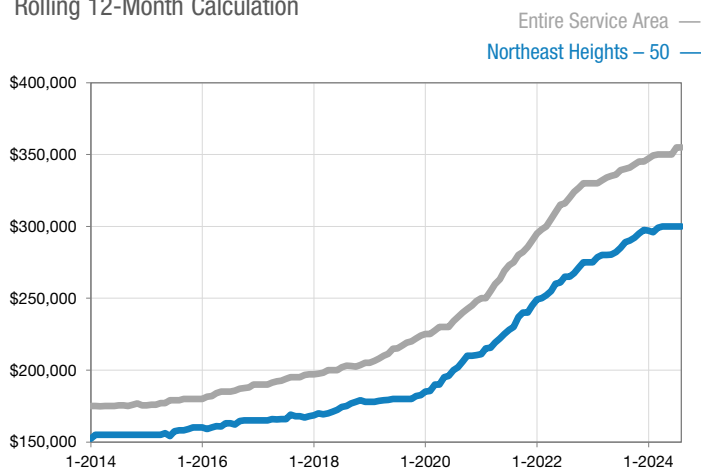
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	16	19	+ 18.8%	86	79	- 8.1%
Pending Sales	11	11	0.0%	70	66	- 5.7%
Closed Sales	10	7	- 30.0%	68	59	- 13.2%
Days on Market Until Sale	4	11	+ 175.0%	12	14	+ 16.7%
Median Sales Price*	\$225,000	\$269,900	+ 20.0%	\$236,500	\$275,000	+ 16.3%
Average Sales Price*	\$230,200	\$271,843	+ 18.1%	\$233,432	\$266,671	+ 14.2%
Percent of List Price Received*	101.2%	101.0%	- 0.2%	100.9%	100.6%	- 0.3%
Inventory of Homes for Sale	16	18	+ 12.5%	--	--	--
Months Supply of Inventory	2.1	2.4	+ 14.3%	--	--	--

* 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.

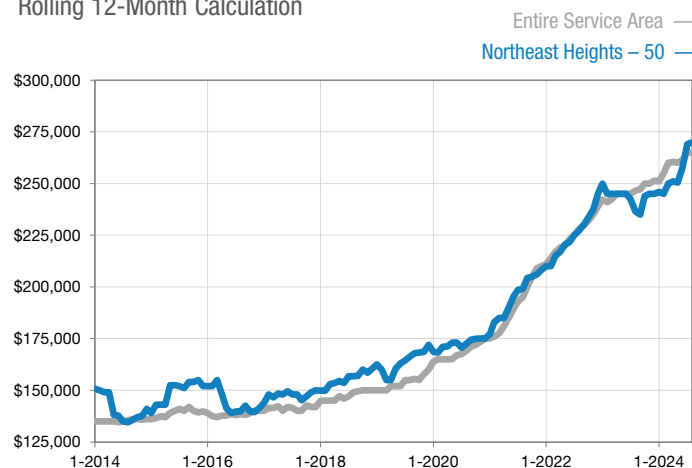
Median Sales Price - Single-Family Detached

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.