Local Market Update for August 2024

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

gaar

Manzano Mountain – 231

North of Hwy 55 / CR B076, South of CR A072, West of Riley Rd (CRA 027), East of Manzano Mountains

Single-Family Detached

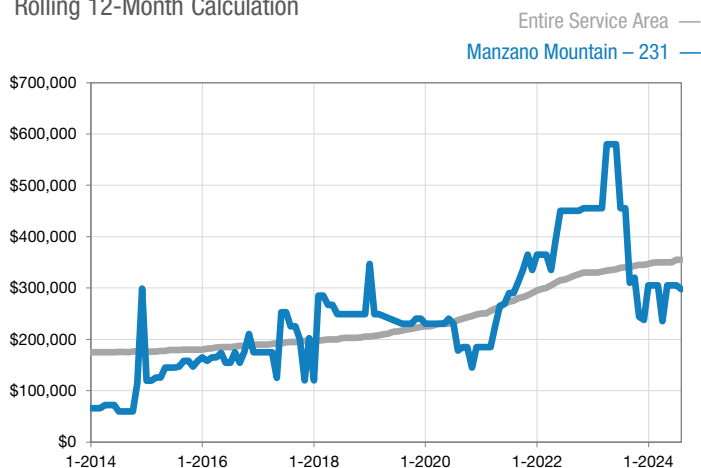| Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	1	1	0.0%	7	8	+ 14.3%
Pending Sales	2	0	- 100.0%	4	3	- 25.0%
Closed Sales	0	1	--	2	4	+ 100.0%
Days on Market Until Sale	--	7	--	59	48	- 18.6%
Median Sales Price*	--	$119,000	--	$932,500	$297,500	- 68.1%
Average Sales Price*	--	$119,000	--	$932,500	$272,000	- 70.8%
Percent of List Price Received*	--	85.6%	--	94.4%	93.6%	- 0.8%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	1.9	3.0	+ 57.9%	--	--	--

* 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

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.
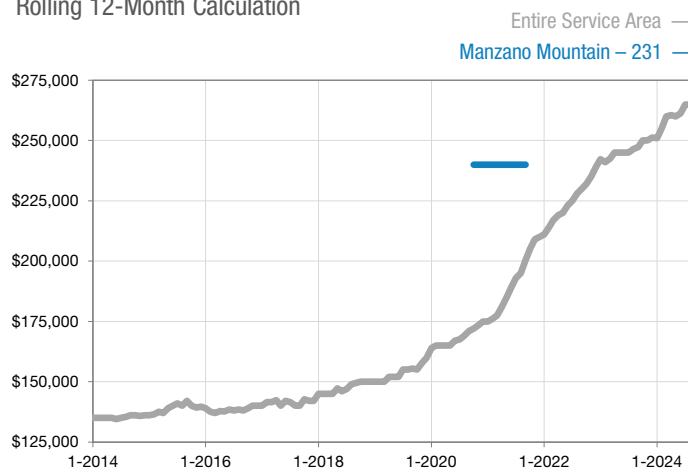
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation

Entire Service Area —
Manzano Mountain – 231 —

Median Sales Price - Single-Family Attached

Rolling 12-Month Calculation

Entire Service Area —
Manzano Mountain – 231 —

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.