

Local Market Update for August 2024

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



87114

Single-Family Detached	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
Key Metrics						
New Listings	80	93	+ 16.3%	597	685	+ 14.7%
Pending Sales	70	57	- 18.6%	523	543	+ 3.8%
Closed Sales	69	86	+ 24.6%	484	530	+ 9.5%
Days on Market Until Sale	18	30	+ 66.7%	23	27	+ 17.4%
Median Sales Price*	\$360,000	\$367,400	+ 2.1%	\$355,000	\$370,000	+ 4.2%
Average Sales Price*	\$428,227	\$422,881	- 1.2%	\$387,884	\$405,166	+ 4.5%
Percent of List Price Received*	99.9%	99.2%	- 0.7%	100.1%	99.3%	- 0.8%
Inventory of Homes for Sale	89	116	+ 30.3%	--	--	--
Months Supply of Inventory	1.4	1.9	+ 35.7%	--	--	--

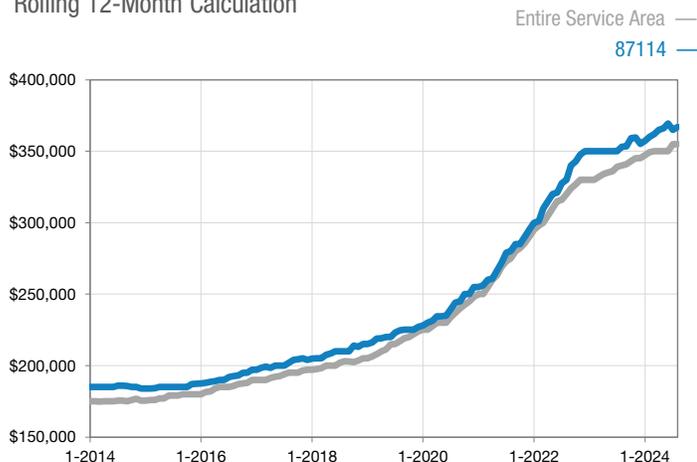
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
Key Metrics						
New Listings	4	7	+ 75.0%	19	20	+ 5.3%
Pending Sales	4	1	- 75.0%	17	9	- 47.1%
Closed Sales	2	0	- 100.0%	15	9	- 40.0%
Days on Market Until Sale	40	--	--	19	13	- 31.6%
Median Sales Price*	\$420,000	--	--	\$225,000	\$282,000	+ 25.3%
Average Sales Price*	\$420,000	--	--	\$265,683	\$298,278	+ 12.3%
Percent of List Price Received*	99.9%	--	--	100.8%	101.5%	+ 0.7%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	1.1	2.8	+ 154.5%	--	--	--

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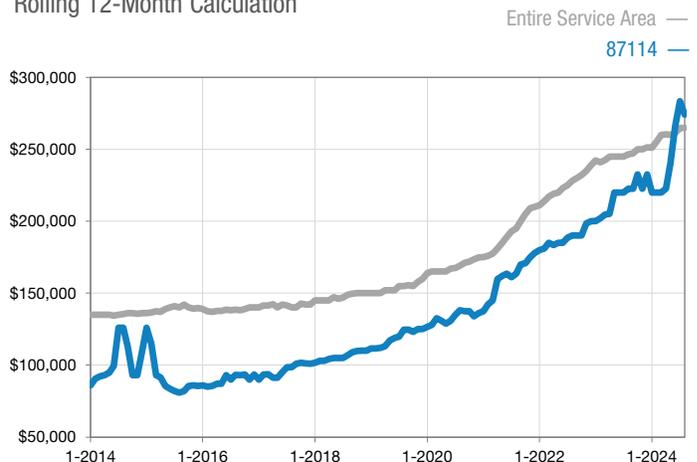
Median Sales Price - Single-Family Detached

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.