

Local Market Update for August 2024

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



Zuzax, Tijeras – 240

North of Tijeras, South of Frost Rd, East of Gutierrez Canyon, West of Hwy 217

Single-Family Detached	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
Key Metrics						
New Listings	12	7	- 41.7%	72	65	- 9.7%
Pending Sales	9	11	+ 22.2%	48	49	+ 2.1%
Closed Sales	10	4	- 60.0%	42	41	- 2.4%
Days on Market Until Sale	14	4	- 71.4%	20	28	+ 40.0%
Median Sales Price*	\$447,500	\$449,000	+ 0.3%	\$426,250	\$580,000	+ 36.1%
Average Sales Price*	\$493,200	\$404,500	- 18.0%	\$506,705	\$589,580	+ 16.4%
Percent of List Price Received*	99.4%	98.9%	- 0.5%	99.1%	97.6%	- 1.5%
Inventory of Homes for Sale	22	13	- 40.9%	--	--	--
Months Supply of Inventory	3.9	2.2	- 43.6%	--	--	--

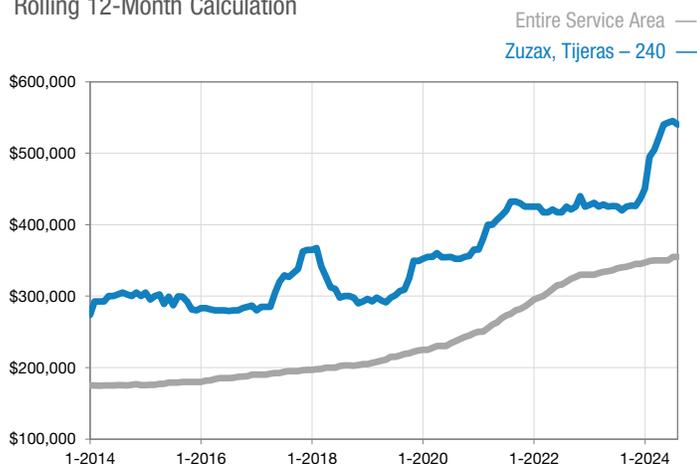
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
Key Metrics						
New Listings	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.

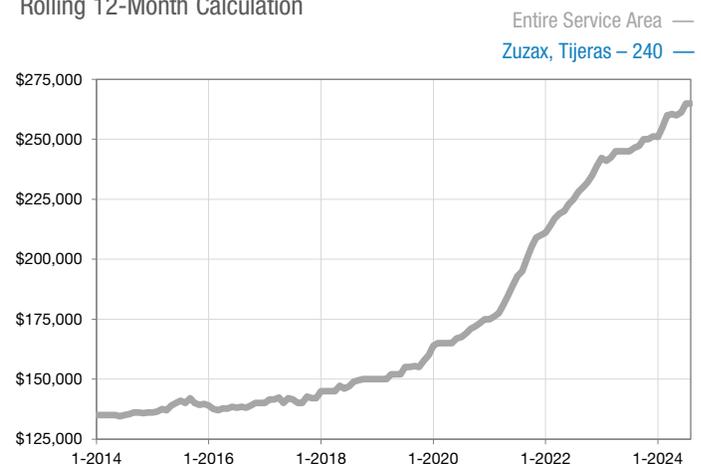
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.