

# Local Market Update for August 2024

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



## 87122

Single-Family Detached	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
<b>Key Metrics</b>						
New Listings	24	<b>24</b>	0.0%	211	<b>225</b>	+ 6.6%
Pending Sales	21	<b>25</b>	+ 19.0%	173	<b>182</b>	+ 5.2%
Closed Sales	27	<b>23</b>	- 14.8%	172	<b>171</b>	- 0.6%
Days on Market Until Sale	26	<b>26</b>	0.0%	25	<b>27</b>	+ 8.0%
Median Sales Price*	\$737,000	<b>\$700,000</b>	- 5.0%	\$725,000	<b>\$726,500</b>	+ 0.2%
Average Sales Price*	\$820,068	<b>\$736,914</b>	- 10.1%	\$803,695	<b>\$800,311</b>	- 0.4%
Percent of List Price Received*	99.3%	<b>99.3%</b>	0.0%	99.0%	<b>98.9%</b>	- 0.1%
Inventory of Homes for Sale	30	<b>41</b>	+ 36.7%	--	--	--
Months Supply of Inventory	1.5	<b>2.0</b>	+ 33.3%	--	--	--

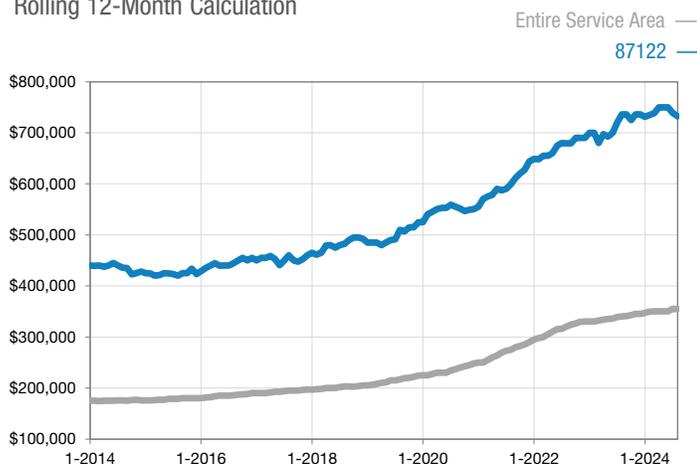
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
<b>Key Metrics</b>						
New Listings	1	<b>2</b>	+ 100.0%	6	<b>9</b>	+ 50.0%
Pending Sales	0	<b>0</b>	0.0%	3	<b>5</b>	+ 66.7%
Closed Sales	0	<b>0</b>	0.0%	4	<b>6</b>	+ 50.0%
Days on Market Until Sale	--	--	--	4	<b>25</b>	+ 525.0%
Median Sales Price*	--	--	--	\$317,950	<b>\$378,500</b>	+ 19.0%
Average Sales Price*	--	--	--	\$363,975	<b>\$422,000</b>	+ 15.9%
Percent of List Price Received*	--	--	--	110.6%	<b>97.9%</b>	- 11.5%
Inventory of Homes for Sale	3	<b>3</b>	0.0%	--	--	--
Months Supply of Inventory	1.9	<b>1.7</b>	- 10.5%	--	--	--

\* 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.

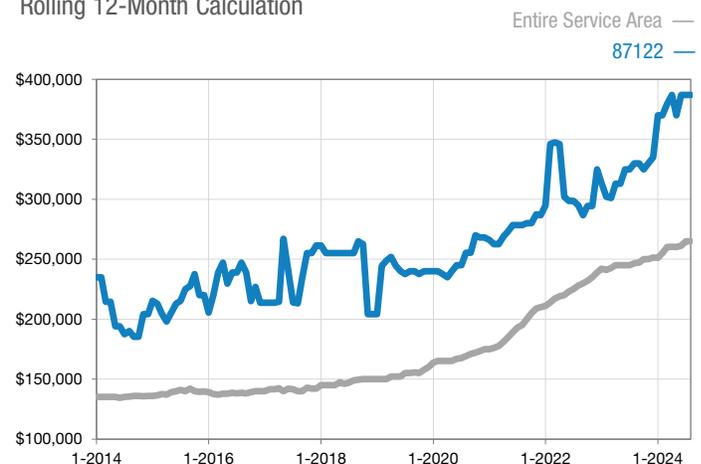
### Median Sales Price - Single-Family Detached

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.