

# Local Market Update for August 2024

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



## Near South Valley – 90

East of Coors Blvd SW, South of Central Ave / Cesar Chavez, West of I-25, North of Rio Bravo Blvd SW

Single-Family Detached	August			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	17	15	- 11.8%	115	129	+ 12.2%
Pending Sales	11	11	0.0%	89	111	+ 24.7%
Closed Sales	11	14	+ 27.3%	88	106	+ 20.5%
Days on Market Until Sale	20	18	- 10.0%	22	27	+ 22.7%
Median Sales Price*	\$325,000	<b>\$252,500</b>	- 22.3%	\$241,000	<b>\$255,000</b>	+ 5.8%
Average Sales Price*	\$322,818	<b>\$268,564</b>	- 16.8%	\$261,999	<b>\$264,063</b>	+ 0.8%
Percent of List Price Received*	99.9%	<b>102.3%</b>	+ 2.4%	98.5%	<b>99.4%</b>	+ 0.9%
Inventory of Homes for Sale	18	25	+ 38.9%	--	--	--
Months Supply of Inventory	1.6	2.1	+ 31.3%	--	--	--

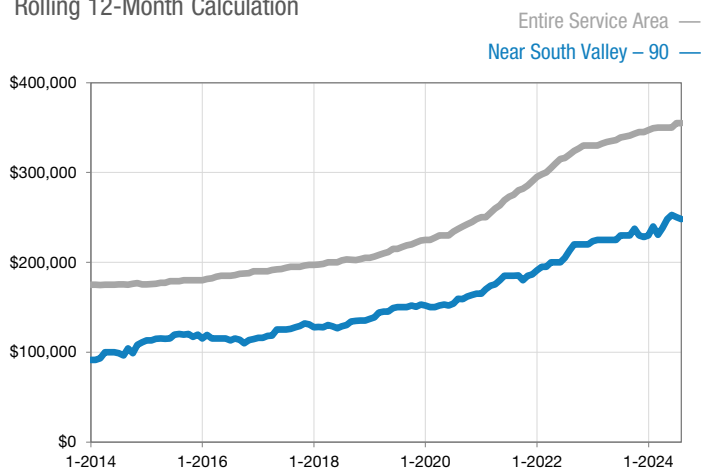
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	1	0	- 100.0%	3	8	+ 166.7%
Pending Sales	0	0	0.0%	4	6	+ 50.0%
Closed Sales	0	1	--	4	6	+ 50.0%
Days on Market Until Sale	--	4	--	39	31	- 20.5%
Median Sales Price*	--	<b>\$140,000</b>	--	\$132,975	<b>\$197,500</b>	+ 48.5%
Average Sales Price*	--	<b>\$140,000</b>	--	\$137,738	<b>\$182,083</b>	+ 32.2%
Percent of List Price Received*	--	<b>96.6%</b>	--	93.9%	<b>100.7%</b>	+ 7.2%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.8	1.3	+ 62.5%	--	--	--

\* 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.

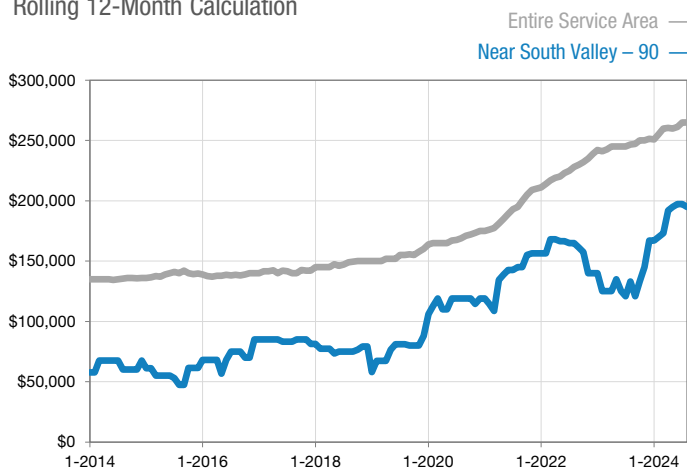
### Median Sales Price - Single-Family Detached

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.