

Local Market Update for August 2024

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



South Moriarty – 291

South of I-40, North of Shondale Lane (CR A147), East of Lexco Rd to Guadalupe County Line

| Single-Family Detached | August | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| | 2023 | 2024 | Percent Change | Thru 8-2023 | Thru 8-2024 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 2 | 7 | + 250.0% | 27 | 32 | + 18.5% |
| Pending Sales | 6 | 1 | - 83.3% | 21 | 21 | 0.0% |
| Closed Sales | 2 | 2 | 0.0% | 14 | 21 | + 50.0% |
| Days on Market Until Sale | 6 | 67 | + 1016.7% | 34 | 71 | + 108.8% |
| Median Sales Price* | \$250,000 | \$351,250 | + 40.5% | \$205,000 | \$225,000 | + 9.8% |
| Average Sales Price* | \$250,000 | \$351,250 | + 40.5% | \$217,300 | \$220,752 | + 1.6% |
| Percent of List Price Received* | 92.5% | 99.5% | + 7.6% | 97.1% | 100.3% | + 3.3% |
| Inventory of Homes for Sale | 7 | 13 | + 85.7% | -- | -- | -- |
| Months Supply of Inventory | 2.9 | 4.9 | + 69.0% | -- | -- | -- |

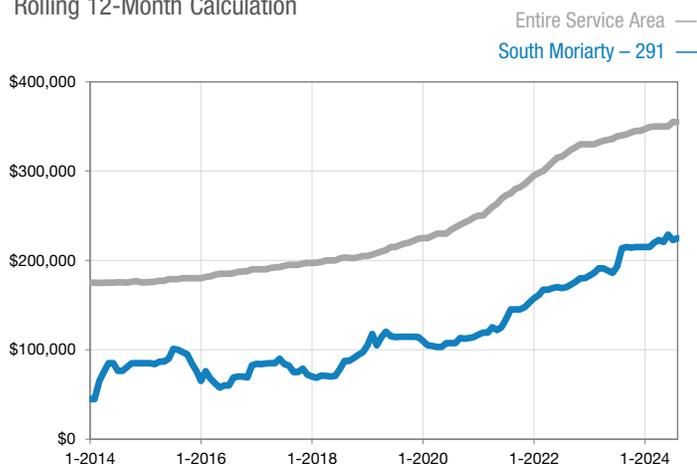
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| 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 | 1 | -- |
| 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 | 1 | -- | -- | -- | -- |
| 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.

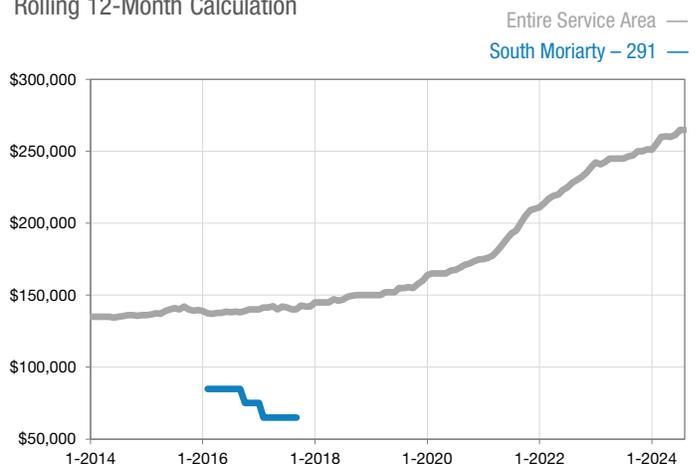
Median Sales Price - Single-Family Detached

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.