

Local Market Update for August 2024

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



87105

Single-Family Detached	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
Key Metrics						
New Listings	18	37	+ 105.6%	222	234	+ 5.4%
Pending Sales	18	26	+ 44.4%	193	197	+ 2.1%
Closed Sales	27	27	0.0%	198	183	- 7.6%
Days on Market Until Sale	31	24	- 22.6%	27	27	0.0%
Median Sales Price*	\$305,000	\$279,900	- 8.2%	\$285,000	\$269,500	- 5.4%
Average Sales Price*	\$355,476	\$311,296	- 12.4%	\$307,499	\$292,776	- 4.8%
Percent of List Price Received*	96.9%	99.1%	+ 2.3%	98.8%	98.8%	0.0%
Inventory of Homes for Sale	31	46	+ 48.4%	--	--	--
Months Supply of Inventory	1.2	2.1	+ 75.0%	--	--	--

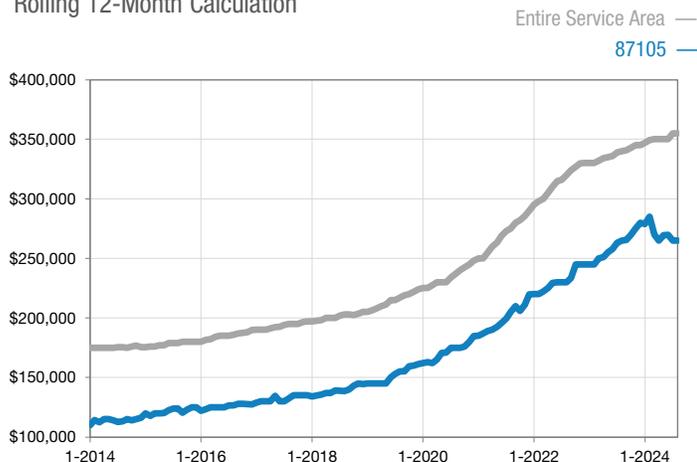
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
Key Metrics						
New Listings	1	1	0.0%	10	15	+ 50.0%
Pending Sales	0	0	0.0%	10	11	+ 10.0%
Closed Sales	1	2	+ 100.0%	10	11	+ 10.0%
Days on Market Until Sale	7	5	- 28.6%	20	19	- 5.0%
Median Sales Price*	\$230,000	\$209,500	- 8.9%	\$181,500	\$215,000	+ 18.5%
Average Sales Price*	\$230,000	\$209,500	- 8.9%	\$192,195	\$210,273	+ 9.4%
Percent of List Price Received*	103.6%	99.0%	- 4.4%	98.7%	102.3%	+ 3.6%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.5	2.0	+ 300.0%	--	--	--

* 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.

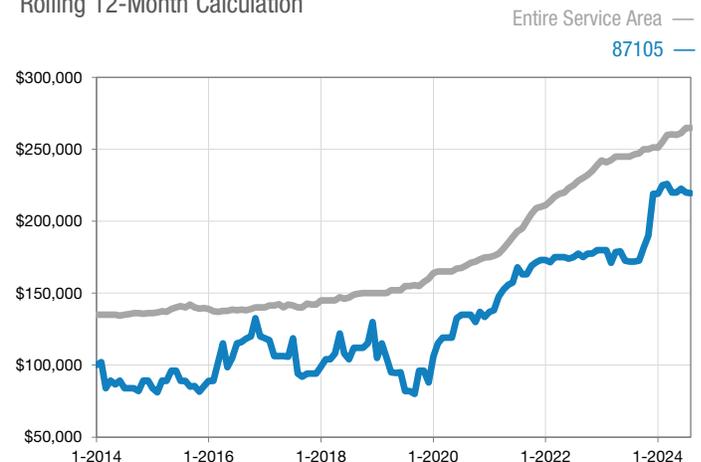
Median Sales Price - Single-Family Detached

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.