

Local Market Update for August 2024

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



Albuquerque Acres West – 21

East of I-25, South of Tramway Rd, West of Ventura St NE, North of Paseo del Norte Blvd NE

Single-Family Detached	August			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	9	14	+ 55.6%	123	114	- 7.3%
Pending Sales	9	17	+ 88.9%	99	93	- 6.1%
Closed Sales	10	12	+ 20.0%	97	83	- 14.4%
Days on Market Until Sale	6	37	+ 516.7%	12	29	+ 141.7%
Median Sales Price*	\$535,000	\$659,500	+ 23.3%	\$535,000	\$581,000	+ 8.6%
Average Sales Price*	\$655,431	\$913,750	+ 39.4%	\$581,926	\$657,354	+ 13.0%
Percent of List Price Received*	102.3%	99.3%	- 2.9%	100.4%	100.0%	- 0.4%
Inventory of Homes for Sale	16	18	+ 12.5%	--	--	--
Months Supply of Inventory	1.3	1.7	+ 30.8%	--	--	--

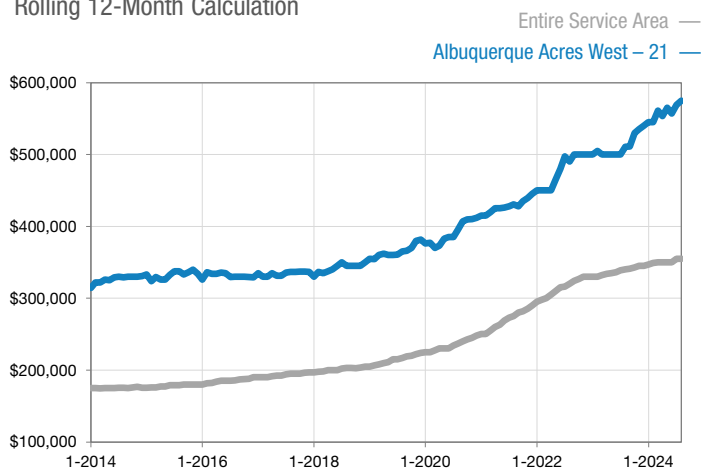
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	0	0	0.0%	3	0	- 100.0%
Pending Sales	0	0	0.0%	2	0	- 100.0%
Closed Sales	0	0	0.0%	2	0	- 100.0%
Days on Market Until Sale	--	--	--	7	--	--
Median Sales Price*	--	--	--	\$286,000	--	--
Average Sales Price*	--	--	--	\$286,000	--	--
Percent of List Price Received*	--	--	--	100.0%	--	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	--	--	--	--	--

* 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.

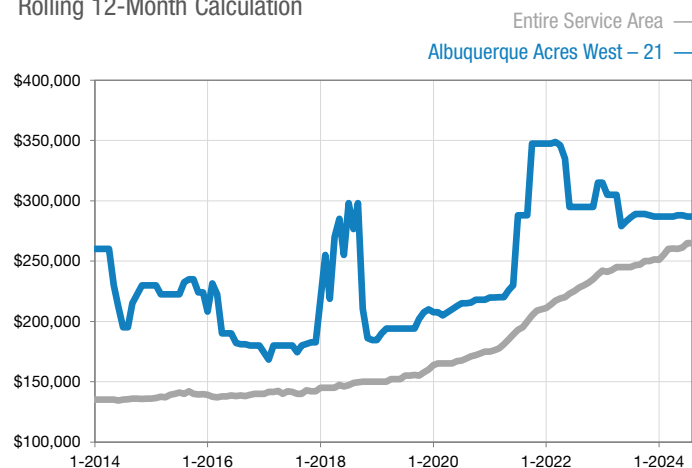
Median Sales Price - Single-Family Detached

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.