

# Local Market Update for August 2024

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



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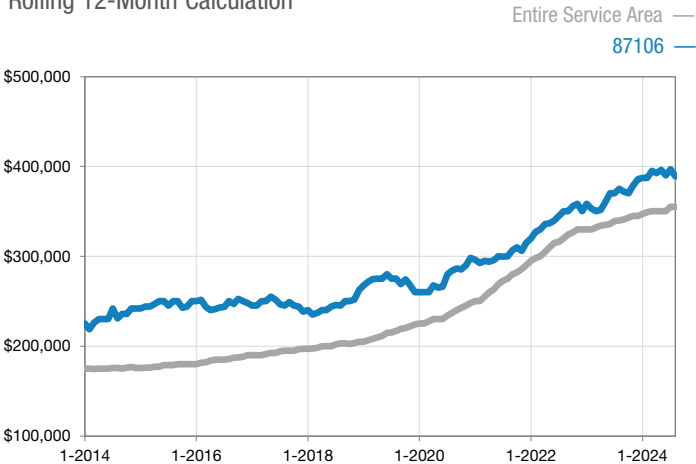
Single-Family Detached	August			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	22	18	- 18.2%	169	182	+ 7.7%
Pending Sales	17	22	+ 29.4%	145	149	+ 2.8%
Closed Sales	20	24	+ 20.0%	133	132	- 0.8%
Days on Market Until Sale	15	42	+ 180.0%	25	29	+ 16.0%
Median Sales Price*	\$428,511	\$407,000	- 5.0%	\$399,900	\$400,000	+ 0.0%
Average Sales Price*	\$441,566	\$411,638	- 6.8%	\$409,231	\$416,418	+ 1.8%
Percent of List Price Received*	99.8%	99.9%	+ 0.1%	99.0%	98.9%	- 0.1%
Inventory of Homes for Sale	25	34	+ 36.0%	--	--	--
Months Supply of Inventory	1.5	2.0	+ 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.

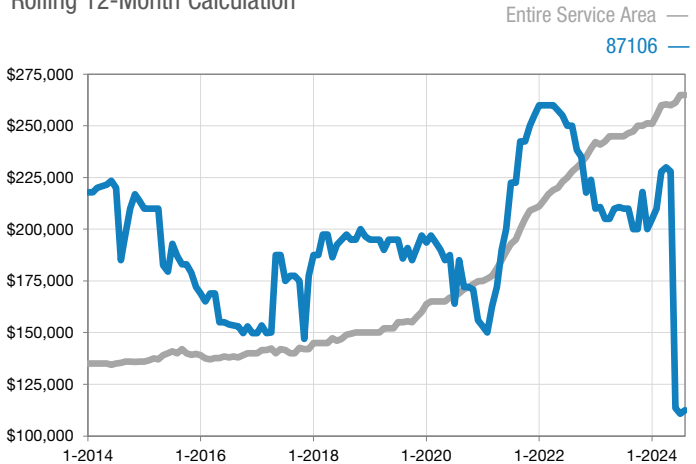
Single-Family Attached	August			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	5	3	- 40.0%	30	22	- 26.7%
Pending Sales	4	2	- 50.0%	27	13	- 51.9%
Closed Sales	3	1	- 66.7%	23	12	- 47.8%
Days on Market Until Sale	23	27	+ 17.4%	27	29	+ 7.4%
Median Sales Price*	\$110,000	\$424,000	+ 285.5%	\$210,000	\$171,750	- 18.2%
Average Sales Price*	\$174,000	\$424,000	+ 143.7%	\$211,278	\$231,833	+ 9.7%
Percent of List Price Received*	101.9%	98.8%	- 3.0%	99.7%	98.5%	- 1.2%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	2.1	3.0	+ 42.9%	--	--	--

\* 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.