Local Market Update for August 2024

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

gaar

Valley Farms – 91

East of Coors Blvd SW, South of Rio Bravo Blvd SW, West / North of I-25

Single-Family Detached

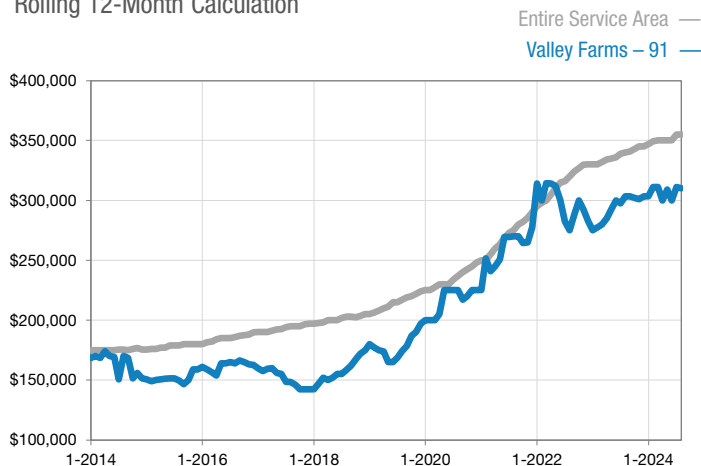| Key Metrics	August 2023	August 2024	August Percent Change	Year to Date Thru 8-2023	Year to Date Thru 8-2024	Year to Date Percent Change
New Listings	3	10	+ 233.3%	65	54	- 16.9%
Pending Sales	4	7	+ 75.0%	59	46	- 22.0%
Closed Sales	10	5	- 50.0%	54	43	- 20.4%
Days on Market Until Sale	42	40	- 4.8%	36	24	- 33.3%
Median Sales Price*	$483,000	$315,000	- 34.8%	$303,500	$315,000	+ 3.8%
Average Sales Price*	$464,390	$439,600	- 5.3%	$364,941	$342,604	- 6.1%
Percent of List Price Received*	97.0%	98.1%	+ 1.1%	98.3%	97.3%	- 1.0%
Inventory of Homes for Sale	9	10	+ 11.1%	--	--	--
Months Supply of Inventory	1.2	1.8	+ 50.0%	--	--	--

* 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

Key Metrics	August 2023	August 2024	August Percent Change	Year to Date Thru 8-2023	Year to Date Thru 8-2024	Year to Date Percent Change
New Listings	0	0	0.0%	0	1	--
Pending Sales	0	0	0.0%	0	1	--
Closed Sales	0	1	--	0	1	--
Days on Market Until Sale	--	5	--	--	5	--
Median Sales Price*	--	$279,000	--	--	$279,000	--
Average Sales Price*	--	$279,000	--	--	$279,000	--
Percent of List Price Received*	--	101.5%	--	--	101.5%	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
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.
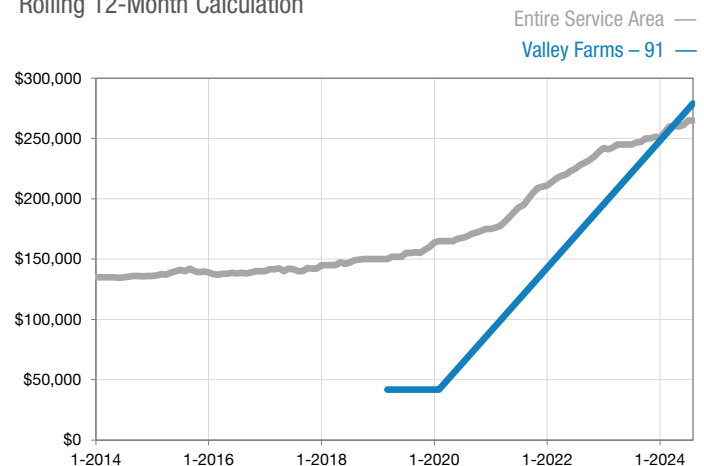
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Valley Farms – 91 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
Valley Farms – 91 —

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.