

Local Market Update for August 2024

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



Uptown – 41

East of I-25, South of Montgomery Blvd NE, West of Wyoming Blvd NE, North of I-40

Single-Family Detached	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
Key Metrics						
New Listings	24	42	+ 75.0%	208	256	+ 23.1%
Pending Sales	25	31	+ 24.0%	199	202	+ 1.5%
Closed Sales	23	23	0.0%	197	185	- 6.1%
Days on Market Until Sale	11	24	+ 118.2%	19	22	+ 15.8%
Median Sales Price*	\$350,000	\$330,000	- 5.7%	\$292,500	\$325,000	+ 11.1%
Average Sales Price*	\$339,177	\$333,152	- 1.8%	\$301,231	\$331,853	+ 10.2%
Percent of List Price Received*	100.6%	98.5%	- 2.1%	99.5%	99.4%	- 0.1%
Inventory of Homes for Sale	22	49	+ 122.7%	--	--	--
Months Supply of Inventory	0.9	2.2	+ 144.4%	--	--	--

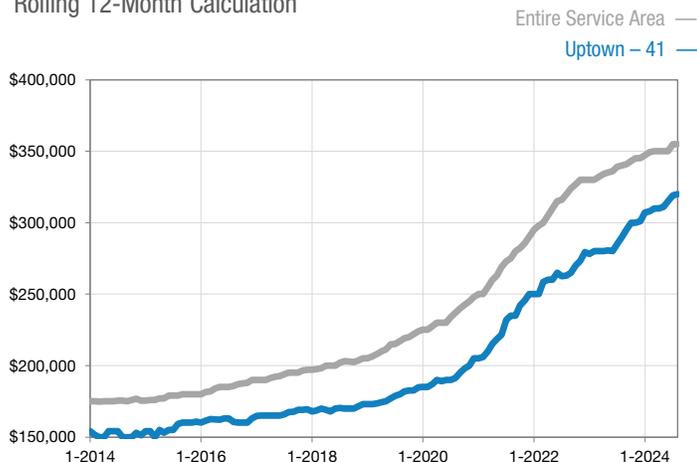
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
Key Metrics						
New Listings	9	13	+ 44.4%	46	47	+ 2.2%
Pending Sales	8	6	- 25.0%	38	30	- 21.1%
Closed Sales	4	5	+ 25.0%	32	25	- 21.9%
Days on Market Until Sale	15	24	+ 60.0%	10	20	+ 100.0%
Median Sales Price*	\$213,000	\$189,000	- 11.3%	\$155,000	\$179,000	+ 15.5%
Average Sales Price*	\$221,125	\$201,200	- 9.0%	\$177,422	\$200,260	+ 12.9%
Percent of List Price Received*	98.6%	94.6%	- 4.1%	98.6%	97.4%	- 1.2%
Inventory of Homes for Sale	8	16	+ 100.0%	--	--	--
Months Supply of Inventory	1.8	4.2	+ 133.3%	--	--	--

* 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.

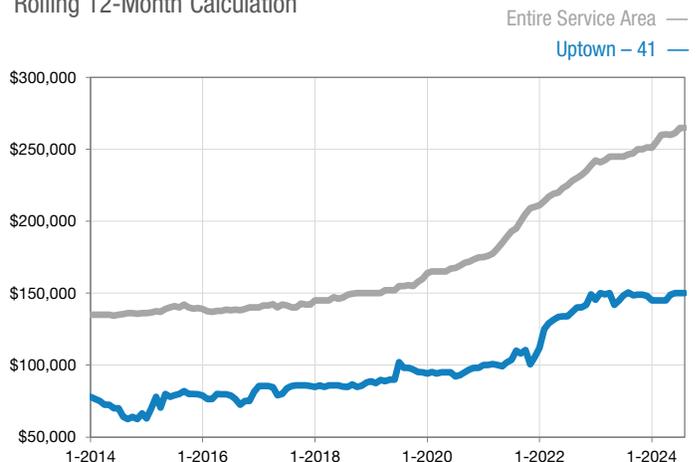
Median Sales Price - Single-Family Detached

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.