

# Local Market Update for August 2024

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



## 87120

Single-Family Detached	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
<b>Key Metrics</b>						
New Listings	78	80	+ 2.6%	623	682	+ 9.5%
Pending Sales	69	66	- 4.3%	516	547	+ 6.0%
Closed Sales	83	72	- 13.3%	502	518	+ 3.2%
Days on Market Until Sale	35	27	- 22.9%	25	32	+ 28.0%
Median Sales Price*	\$390,000	\$376,299	- 3.5%	\$360,000	\$385,000	+ 6.9%
Average Sales Price*	\$449,711	\$407,920	- 9.3%	\$409,452	\$428,655	+ 4.7%
Percent of List Price Received*	99.2%	99.1%	- 0.1%	99.9%	99.3%	- 0.6%
Inventory of Homes for Sale	101	124	+ 22.8%	--	--	--
Months Supply of Inventory	1.6	2.0	+ 25.0%	--	--	--

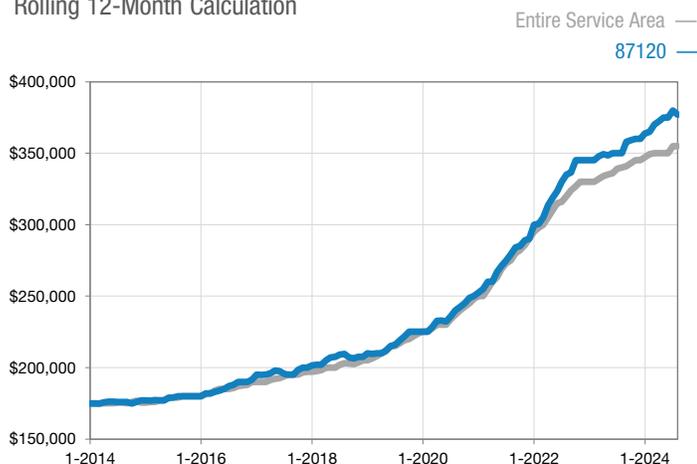
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
<b>Key Metrics</b>						
New Listings	9	13	+ 44.4%	78	83	+ 6.4%
Pending Sales	9	14	+ 55.6%	82	73	- 11.0%
Closed Sales	10	9	- 10.0%	84	64	- 23.8%
Days on Market Until Sale	14	11	- 21.4%	18	13	- 27.8%
Median Sales Price*	\$245,000	\$247,900	+ 1.2%	\$245,000	\$250,000	+ 2.0%
Average Sales Price*	\$262,600	\$242,089	- 7.8%	\$274,167	\$280,755	+ 2.4%
Percent of List Price Received*	101.1%	99.7%	- 1.4%	100.2%	99.4%	- 0.8%
Inventory of Homes for Sale	4	7	+ 75.0%	--	--	--
Months Supply of Inventory	0.4	0.9	+ 125.0%	--	--	--

\* 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.

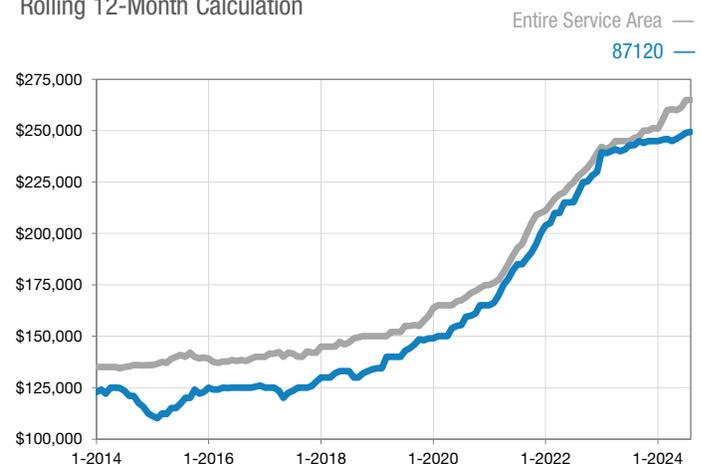
### Median Sales Price - Single-Family Detached

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.