

Local Market Update for August 2024

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



Foothills South – 51

East of Tramway Blvd to mountains, South of Montgomery 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	20	27	+ 35.0%	109	150	+ 37.6%
Pending Sales	17	13	- 23.5%	101	114	+ 12.9%
Closed Sales	9	20	+ 122.2%	100	113	+ 13.0%
Days on Market Until Sale	3	7	+ 133.3%	24	22	- 8.3%
Median Sales Price*	\$420,000	\$485,950	+ 15.7%	\$450,000	\$450,000	0.0%
Average Sales Price*	\$423,556	\$455,464	+ 7.5%	\$463,811	\$468,602	+ 1.0%
Percent of List Price Received*	99.7%	100.6%	+ 0.9%	99.8%	99.1%	- 0.7%
Inventory of Homes for Sale	12	36	+ 200.0%	--	--	--
Months Supply of Inventory	1.0	2.7	+ 170.0%	--	--	--

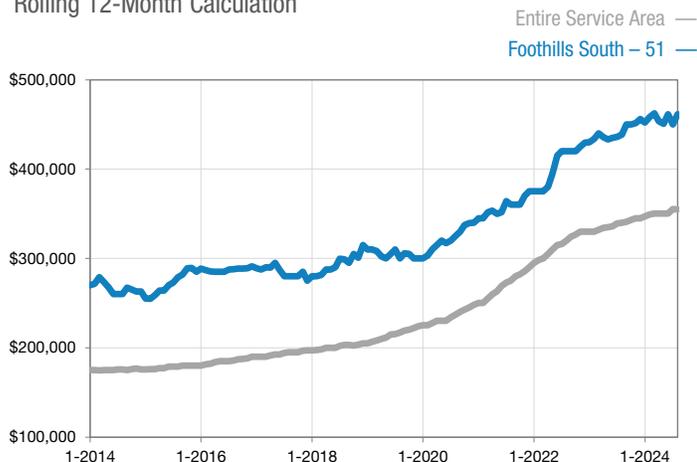
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
Key Metrics						
New Listings	4	6	+ 50.0%	28	27	- 3.6%
Pending Sales	2	7	+ 250.0%	23	25	+ 8.7%
Closed Sales	5	3	- 40.0%	27	17	- 37.0%
Days on Market Until Sale	2	6	+ 200.0%	17	11	- 35.3%
Median Sales Price*	\$327,600	\$327,500	- 0.0%	\$258,000	\$278,000	+ 7.8%
Average Sales Price*	\$306,280	\$308,723	+ 0.8%	\$265,835	\$278,830	+ 4.9%
Percent of List Price Received*	103.6%	96.0%	- 7.3%	100.9%	98.4%	- 2.5%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	1.2	1.2	0.0%	--	--	--

* 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.

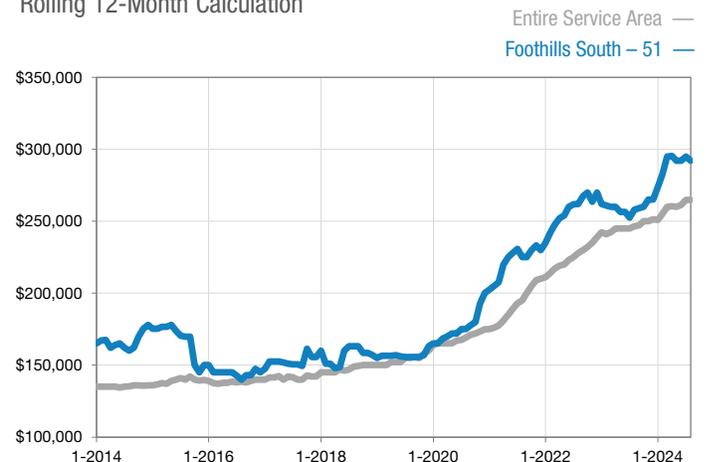
Median Sales Price - Single-Family Detached

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.