

# Local Market Update for August 2024

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



## 87004

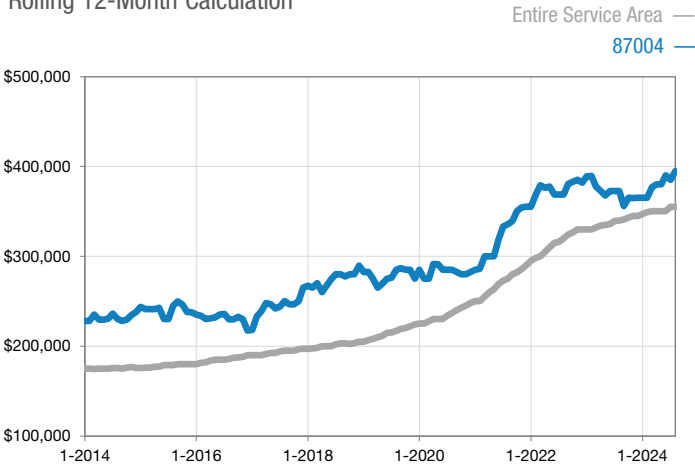
Single-Family Detached	August			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	9	13	+ 44.4%	59	73	+ 23.7%
Pending Sales	5	10	+ 100.0%	48	59	+ 22.9%
Closed Sales	7	10	+ 42.9%	46	50	+ 8.7%
Days on Market Until Sale	7	43	+ 514.3%	26	34	+ 30.8%
Median Sales Price*	\$277,884	\$494,750	+ 78.0%	\$358,500	\$400,000	+ 11.6%
Average Sales Price*	\$290,455	\$473,850	+ 63.1%	\$373,771	\$420,796	+ 12.6%
Percent of List Price Received*	98.4%	98.4%	0.0%	99.0%	98.8%	- 0.2%
Inventory of Homes for Sale	16	17	+ 6.3%	--	--	--
Months Supply of Inventory	2.6	2.4	- 7.7%	--	--	--

\* 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.

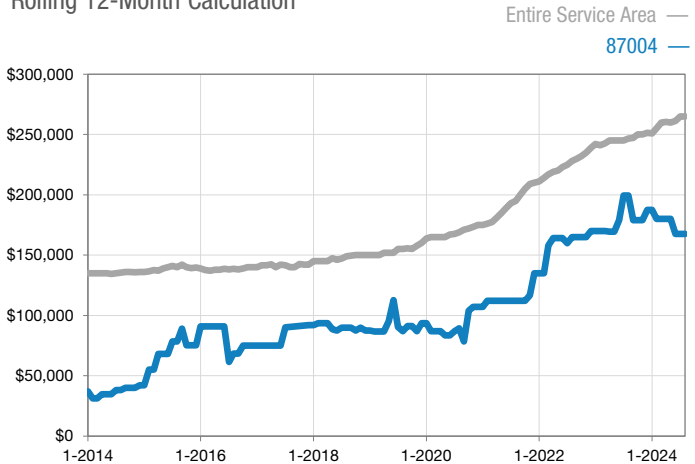
Single-Family Attached	August			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	0	0	0.0%	1	2	+ 100.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	1	1	0.0%
Days on Market Until Sale	--	--	--	1	2	+ 100.0%
Median Sales Price*	--	--	--	\$220,000	\$180,000	- 18.2%
Average Sales Price*	--	--	--	\$220,000	\$180,000	- 18.2%
Percent of List Price Received*	--	--	--	102.3%	95.2%	- 6.9%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	1.0	--	--	--	--

\* 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.