

Local Market Update for August 2024

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



87124

Single-Family Detached	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
Key Metrics						
New Listings	88	89	+ 1.1%	617	643	+ 4.2%
Pending Sales	69	60	- 13.0%	517	527	+ 1.9%
Closed Sales	90	78	- 13.3%	504	502	- 0.4%
Days on Market Until Sale	25	22	- 12.0%	27	32	+ 18.5%
Median Sales Price*	\$365,160	\$373,500	+ 2.3%	\$350,000	\$372,795	+ 6.5%
Average Sales Price*	\$396,551	\$398,620	+ 0.5%	\$387,997	\$396,543	+ 2.2%
Percent of List Price Received*	100.2%	99.3%	- 0.9%	99.9%	99.2%	- 0.7%
Inventory of Homes for Sale	99	129	+ 30.3%	--	--	--
Months Supply of Inventory	1.6	2.1	+ 31.3%	--	--	--

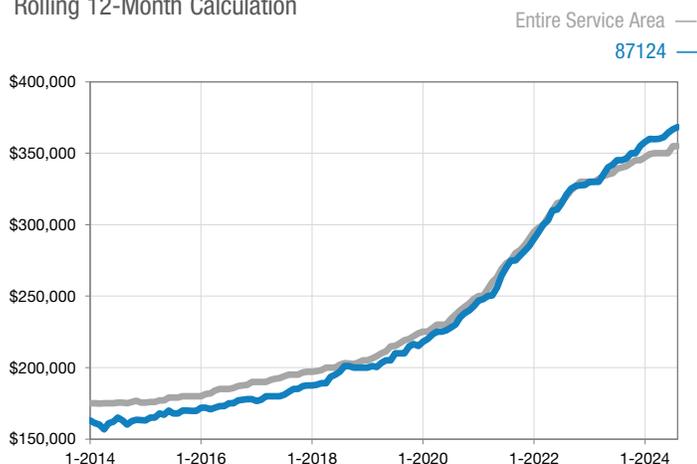
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
Key Metrics						
New Listings	12	9	- 25.0%	57	74	+ 29.8%
Pending Sales	9	6	- 33.3%	52	63	+ 21.2%
Closed Sales	6	7	+ 16.7%	48	60	+ 25.0%
Days on Market Until Sale	16	19	+ 18.8%	13	23	+ 76.9%
Median Sales Price*	\$260,000	\$320,000	+ 23.1%	\$259,353	\$265,000	+ 2.2%
Average Sales Price*	\$236,250	\$322,071	+ 36.3%	\$239,017	\$253,580	+ 6.1%
Percent of List Price Received*	98.3%	98.1%	- 0.2%	100.6%	98.6%	- 2.0%
Inventory of Homes for Sale	6	13	+ 116.7%	--	--	--
Months Supply of Inventory	0.9	1.8	+ 100.0%	--	--	--

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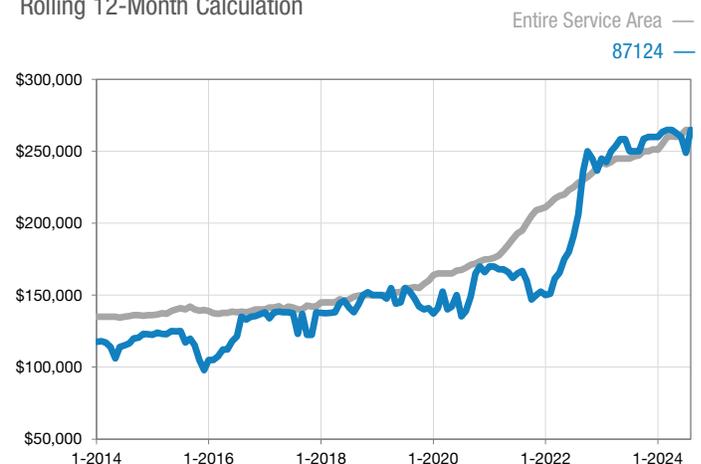
Median Sales Price - Single-Family Detached

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.