

# Local Market Update for August 2024

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



## 87104

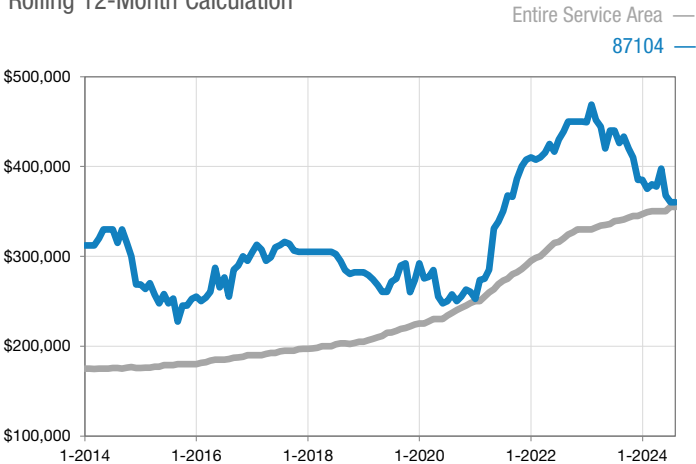
Single-Family Detached	August			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	9	8	- 11.1%	53	83	+ 56.6%
Pending Sales	5	5	0.0%	36	58	+ 61.1%
Closed Sales	3	3	0.0%	34	54	+ 58.8%
Days on Market Until Sale	15	49	+ 226.7%	31	36	+ 16.1%
Median Sales Price*	\$529,900	\$300,000	- 43.4%	\$423,000	\$377,500	- 10.8%
Average Sales Price*	\$484,967	\$436,633	- 10.0%	\$526,586	\$458,692	- 12.9%
Percent of List Price Received*	101.9%	96.7%	- 5.1%	98.8%	98.1%	- 0.7%
Inventory of Homes for Sale	17	23	+ 35.3%	--	--	--
Months Supply of Inventory	3.3	3.4	+ 3.0%	--	--	--

\* 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.

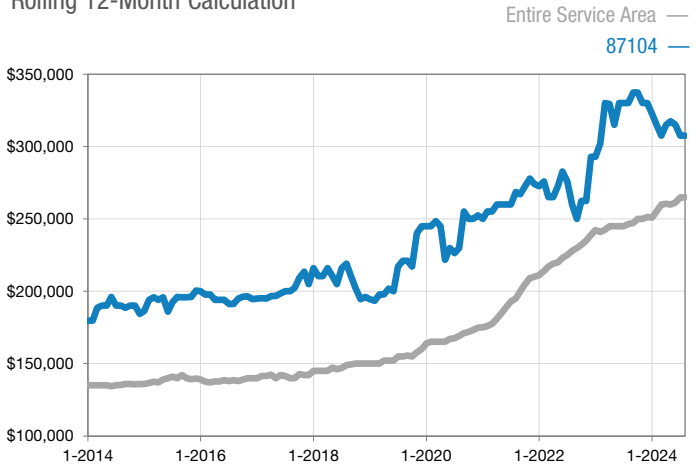
Single-Family Attached	August			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	3	3	0.0%	22	19	- 13.6%
Pending Sales	3	3	0.0%	20	15	- 25.0%
Closed Sales	2	0	- 100.0%	19	13	- 31.6%
Days on Market Until Sale	2	--	--	15	15	0.0%
Median Sales Price*	\$267,500	--	--	\$330,000	\$320,000	- 3.0%
Average Sales Price*	\$267,500	--	--	\$380,896	\$310,885	- 18.4%
Percent of List Price Received*	104.2%	--	--	99.6%	99.7%	+ 0.1%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	1.2	1.5	+ 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.

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.