

Local Market Update for August 2024

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



87112

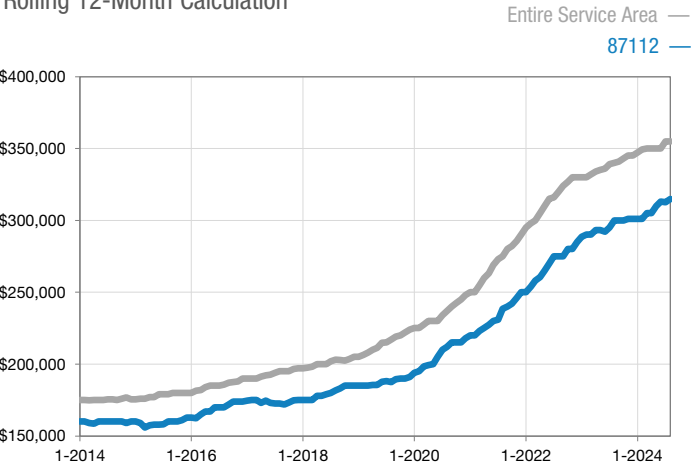
Single-Family Detached	August			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	64	47	- 26.6%	352	374	+ 6.3%
Pending Sales	51	36	- 29.4%	325	304	- 6.5%
Closed Sales	45	40	- 11.1%	309	307	- 0.6%
Days on Market Until Sale	8	18	+ 125.0%	18	23	+ 27.8%
Median Sales Price*	\$312,000	\$322,500	+ 3.4%	\$300,000	\$315,000	+ 5.0%
Average Sales Price*	\$326,947	\$365,003	+ 11.6%	\$328,742	\$344,159	+ 4.7%
Percent of List Price Received*	101.0%	99.5%	- 1.5%	100.0%	99.2%	- 0.8%
Inventory of Homes for Sale	40	65	+ 62.5%	--	--	--
Months Supply of Inventory	1.1	1.8	+ 63.6%	--	--	--

* 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.

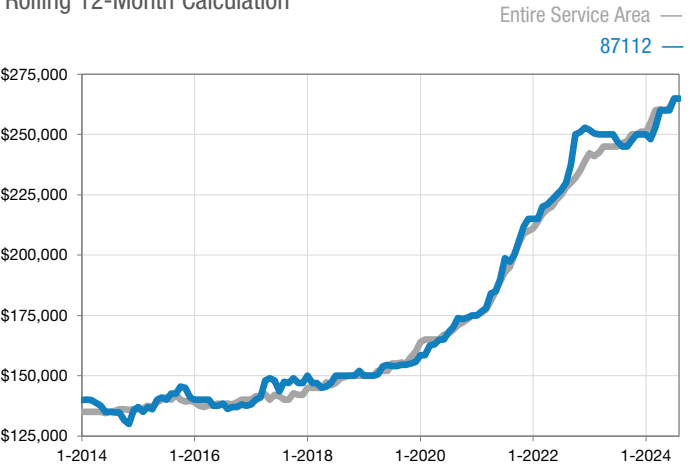
Single-Family Attached	August			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	9	10	+ 11.1%	45	44	- 2.2%
Pending Sales	5	7	+ 40.0%	35	38	+ 8.6%
Closed Sales	4	4	0.0%	40	33	- 17.5%
Days on Market Until Sale	3	5	+ 66.7%	19	13	- 31.6%
Median Sales Price*	\$240,000	\$284,500	+ 18.5%	\$246,000	\$270,000	+ 9.8%
Average Sales Price*	\$260,000	\$289,750	+ 11.4%	\$236,861	\$252,508	+ 6.6%
Percent of List Price Received*	102.1%	98.1%	- 3.9%	100.8%	99.9%	- 0.9%
Inventory of Homes for Sale	8	8	0.0%	--	--	--
Months Supply of Inventory	1.7	1.9	+ 11.8%	--	--	--

* 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.