

Local Market Update for August 2024

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



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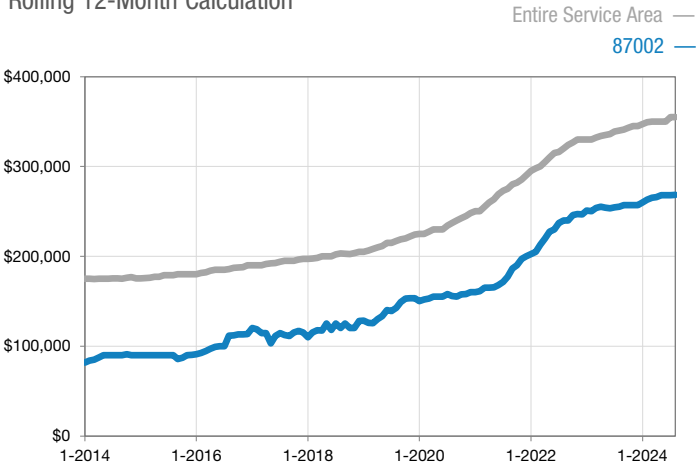
Single-Family Detached	August			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	27	22	- 18.5%	217	220	+ 1.4%
Pending Sales	17	22	+ 29.4%	164	163	- 0.6%
Closed Sales	21	19	- 9.5%	155	152	- 1.9%
Days on Market Until Sale	44	30	- 31.8%	52	45	- 13.5%
Median Sales Price*	\$252,900	\$275,900	+ 9.1%	\$256,400	\$272,450	+ 6.3%
Average Sales Price*	\$236,914	\$261,632	+ 10.4%	\$266,010	\$278,840	+ 4.8%
Percent of List Price Received*	95.8%	98.8%	+ 3.1%	98.4%	98.6%	+ 0.2%
Inventory of Homes for Sale	70	62	- 11.4%	--	--	--
Months Supply of Inventory	3.7	3.2	- 13.5%	--	--	--

* 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.

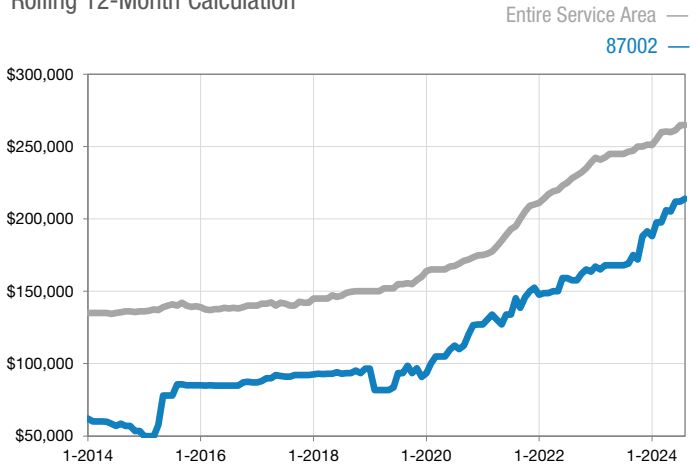
Single-Family Attached	August			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	0	1	--	18	19	+ 5.6%
Pending Sales	1	2	+ 100.0%	12	13	+ 8.3%
Closed Sales	1	3	+ 200.0%	11	12	+ 9.1%
Days on Market Until Sale	24	22	- 8.3%	11	25	+ 127.3%
Median Sales Price*	\$200,000	\$214,000	+ 7.0%	\$175,000	\$214,500	+ 22.6%
Average Sales Price*	\$200,000	\$208,000	+ 4.0%	\$178,368	\$206,458	+ 15.7%
Percent of List Price Received*	100.1%	99.8%	- 0.3%	102.6%	99.4%	- 3.1%
Inventory of Homes for Sale	1	5	+ 400.0%	--	--	--
Months Supply of Inventory	0.5	3.0	+ 500.0%	--	--	--

* 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.