

Local Market Update for August 2024

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



87109

Single-Family Detached	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
Key Metrics						
New Listings	20	26	+ 30.0%	194	201	+ 3.6%
Pending Sales	23	20	- 13.0%	184	160	- 13.0%
Closed Sales	21	13	- 38.1%	166	155	- 6.6%
Days on Market Until Sale	16	14	- 12.5%	15	22	+ 46.7%
Median Sales Price*	\$417,000	\$369,000	- 11.5%	\$391,850	\$400,000	+ 2.1%
Average Sales Price*	\$428,621	\$406,034	- 5.3%	\$414,698	\$428,260	+ 3.3%
Percent of List Price Received*	98.9%	100.7%	+ 1.8%	100.3%	99.6%	- 0.7%
Inventory of Homes for Sale	19	38	+ 100.0%	--	--	--
Months Supply of Inventory	1.0	1.9	+ 90.0%	--	--	--

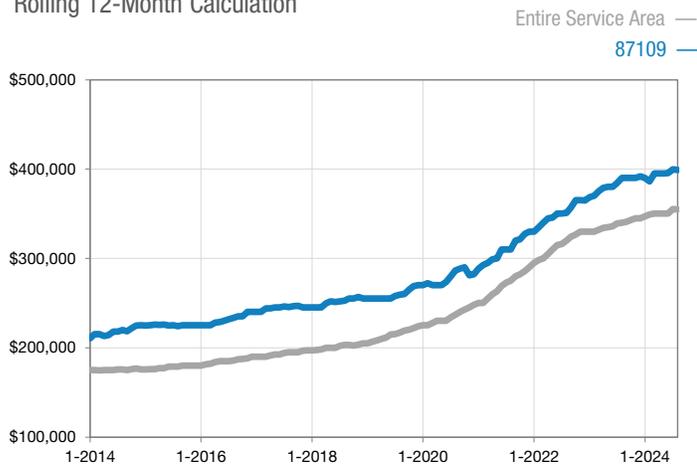
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
Key Metrics						
New Listings	16	17	+ 6.3%	98	138	+ 40.8%
Pending Sales	11	16	+ 45.5%	85	106	+ 24.7%
Closed Sales	5	12	+ 140.0%	77	98	+ 27.3%
Days on Market Until Sale	7	34	+ 385.7%	16	20	+ 25.0%
Median Sales Price*	\$295,000	\$187,500	- 36.4%	\$269,255	\$258,750	- 3.9%
Average Sales Price*	\$240,980	\$196,742	- 18.4%	\$244,293	\$243,363	- 0.4%
Percent of List Price Received*	102.0%	98.3%	- 3.6%	100.8%	98.7%	- 2.1%
Inventory of Homes for Sale	12	26	+ 116.7%	--	--	--
Months Supply of Inventory	1.2	2.3	+ 91.7%	--	--	--

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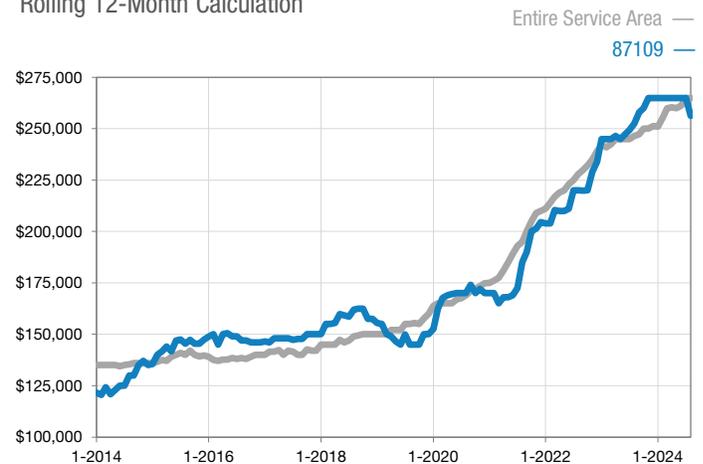
Median Sales Price - Single-Family Detached

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.