

# Local Market Update for August 2024

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



## UNM South – 42

East of I-25, South of Central Ave, West of San Mateo Blvd NE, North of Kirtland AFB

Single-Family Detached	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
<b>Key Metrics</b>						
New Listings	24	12	- 50.0%	128	129	+ 0.8%
Pending Sales	14	19	+ 35.7%	111	115	+ 3.6%
Closed Sales	10	16	+ 60.0%	101	103	+ 2.0%
Days on Market Until Sale	41	31	- 24.4%	33	27	- 18.2%
Median Sales Price*	\$346,000	<b>\$421,500</b>	+ 21.8%	\$325,000	<b>\$360,000</b>	+ 10.8%
Average Sales Price*	\$363,040	<b>\$414,313</b>	+ 14.1%	\$354,665	<b>\$396,151</b>	+ 11.7%
Percent of List Price Received*	101.0%	<b>98.0%</b>	- 3.0%	99.4%	<b>98.7%</b>	- 0.7%
Inventory of Homes for Sale	18	20	+ 11.1%	--	--	--
Months Supply of Inventory	1.4	1.5	+ 7.1%	--	--	--

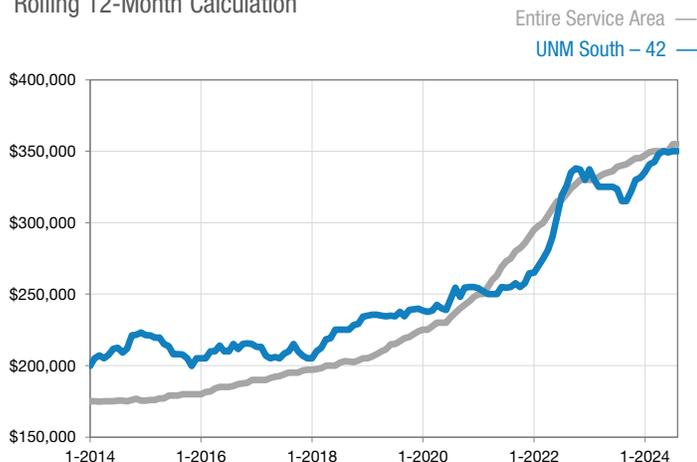
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
<b>Key Metrics</b>						
New Listings	6	3	- 50.0%	27	21	- 22.2%
Pending Sales	6	1	- 83.3%	26	14	- 46.2%
Closed Sales	2	1	- 50.0%	21	16	- 23.8%
Days on Market Until Sale	33	50	+ 51.5%	41	44	+ 7.3%
Median Sales Price*	\$93,500	<b>\$395,000</b>	+ 322.5%	\$139,000	<b>\$175,000</b>	+ 25.9%
Average Sales Price*	\$93,500	<b>\$395,000</b>	+ 322.5%	\$194,352	<b>\$233,688</b>	+ 20.2%
Percent of List Price Received*	101.4%	<b>96.3%</b>	- 5.0%	98.1%	<b>98.3%</b>	+ 0.2%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	1.8	3.2	+ 77.8%	--	--	--

\* 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.

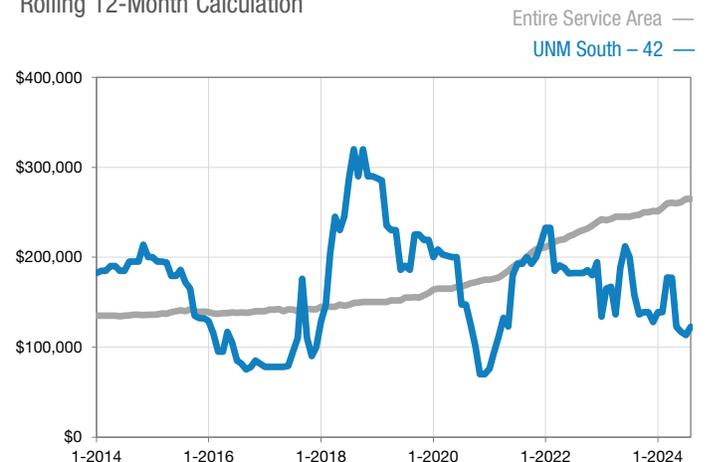
### Median Sales Price - Single-Family Detached

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.