

Local Market Update for August 2024

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



North of I-40 – 220

North of I-40, West of Golden, East of Sandia Mountains, NW of Gutierrez Canyon

Single-Family Detached	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	12	14	+ 16.7%	98	107	+ 9.2%
Pending Sales	11	13	+ 18.2%	72	68	- 5.6%
Closed Sales	15	10	- 33.3%	67	60	- 10.4%
Days on Market Until Sale	26	34	+ 30.8%	29	38	+ 31.0%
Median Sales Price*	\$395,000	\$570,000	+ 44.3%	\$495,000	\$489,500	- 1.1%
Average Sales Price*	\$488,197	\$588,100	+ 20.5%	\$560,723	\$539,036	- 3.9%
Percent of List Price Received*	98.9%	95.6%	- 3.3%	98.7%	98.4%	- 0.3%
Inventory of Homes for Sale	21	40	+ 90.5%	--	--	--
Months Supply of Inventory	2.4	5.0	+ 108.3%	--	--	--

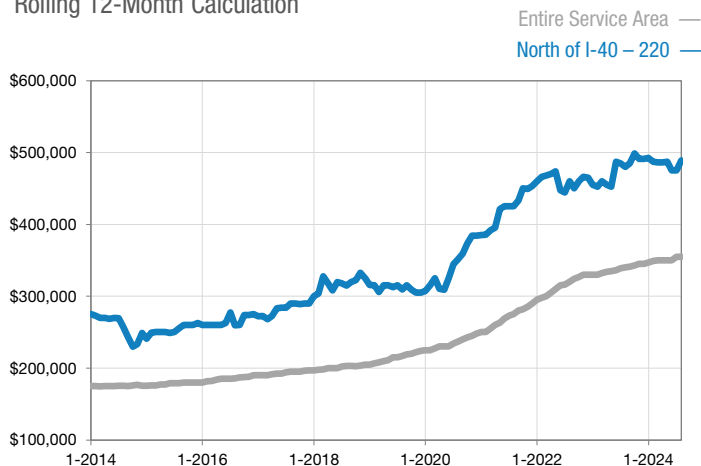
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

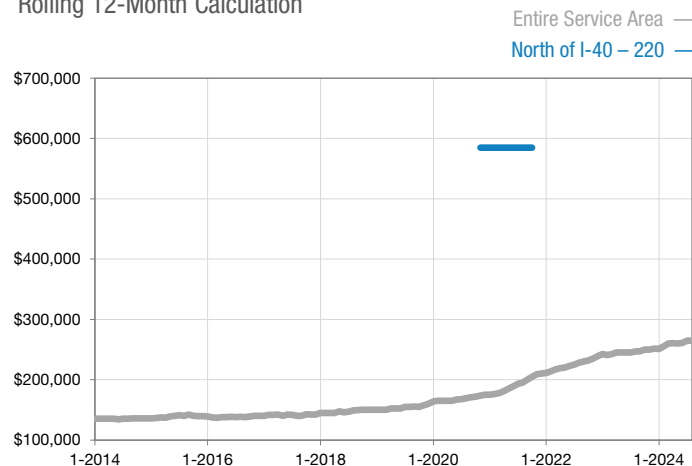
Median Sales Price - Single-Family Detached

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.