# Local Market Update for August 2024

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

gaar

## 87113

### Single-Family Detached

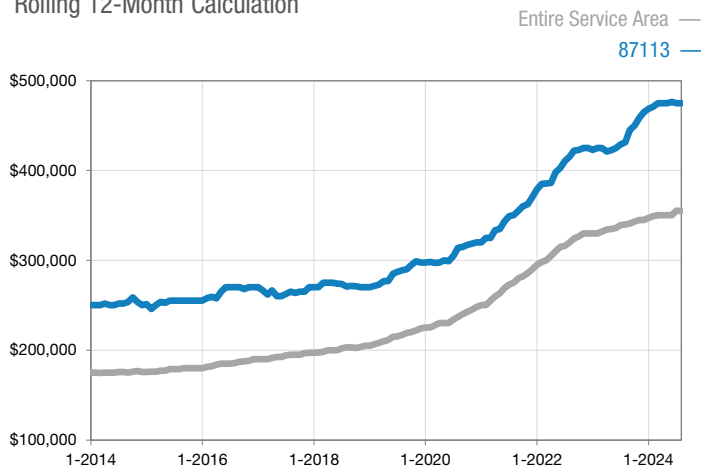| Key Metrics | August | | | Year to Date | | |
|---|---|---|---|---|---|---|
| | 2023 | 2024 | Percent Change | Thru 8-2023 | Thru 8-2024 | Percent Change |
| New Listings | 11 | 17 | + 54.5% | 119 | 117 | - 1.7% |
| Pending Sales | 8 | 15 | + 87.5% | 91 | 95 | + 4.4% |
| Closed Sales | 11 | 12 | + 9.1% | 87 | 85 | - 2.3% |
| Days on Market Until Sale | 13 | 36 | + 176.9% | 12 | 28 | + 133.3% |
| Median Sales Price* | $463,500 | $702,500 | + 51.6% | $460,000 | $475,000 | + 3.3% |
| Average Sales Price* | $558,046 | $916,667 | + 64.3% | $486,627 | $570,976 | + 17.3% |
| Percent of List Price Received* | 103.3% | 99.0% | - 4.2% | 100.9% | 99.4% | - 1.5% |
| Inventory of Homes for Sale | 20 | 21 | + 5.0% | -- | -- | -- |
| Months Supply of Inventory | 1.7 | 2.0 | + 17.6% | -- | -- | -- |

* 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

| Key Metrics | August | | | Year to Date | | |
|---|---|---|---|---|---|---|
| | 2023 | 2024 | Percent Change | Thru 8-2023 | Thru 8-2024 | Percent Change |
| New Listings | 3 | 2 | - 33.3% | 12 | 16 | + 33.3% |
| Pending Sales | 3 | 2 | - 33.3% | 11 | 16 | + 45.5% |
| Closed Sales | 2 | 1 | - 50.0% | 9 | 13 | + 44.4% |
| Days on Market Until Sale | 5 | 2 | - 60.0% | 10 | 2 | - 80.0% |
| Median Sales Price* | $230,000 | $215,000 | - 6.5% | $255,000 | $250,000 | - 2.0% |
| Average Sales Price* | $230,000 | $215,000 | - 6.5% | $254,422 | $243,561 | - 4.3% |
| Percent of List Price Received* | 101.3% | 100.0% | - 1.3% | 99.2% | 101.5% | + 2.3% |
| 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.
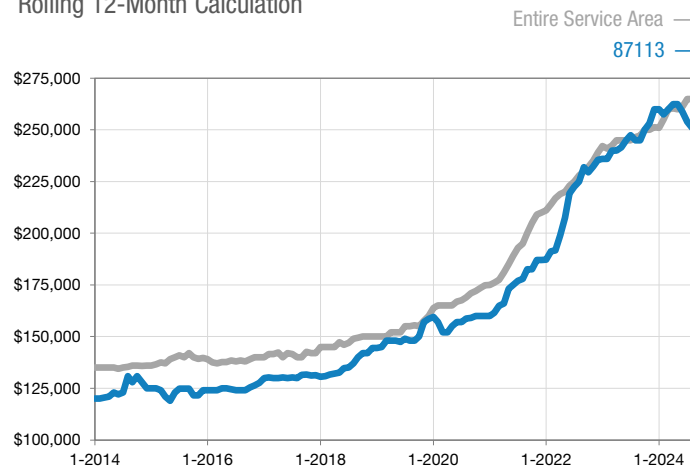
### Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
87113 —



### Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
87113 —



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.