

Local Market Update for August 2024

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



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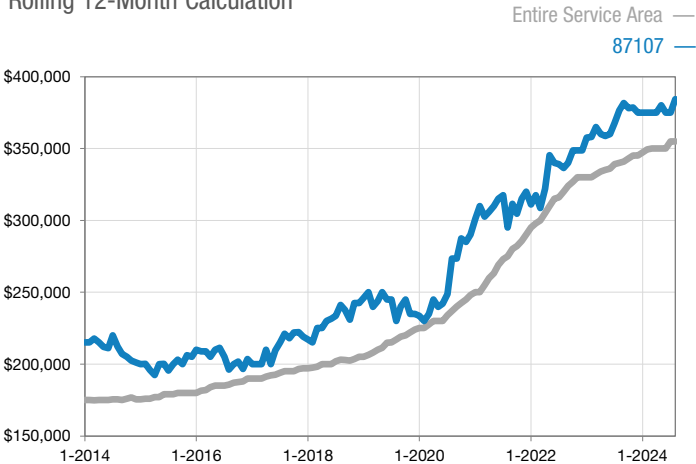
Single-Family Detached	August			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	38	20	- 47.4%	181	180	- 0.6%
Pending Sales	22	14	- 36.4%	140	149	+ 6.4%
Closed Sales	18	17	- 5.6%	129	141	+ 9.3%
Days on Market Until Sale	74	55	- 25.7%	51	39	- 23.5%
Median Sales Price*	\$369,950	\$413,000	+ 11.6%	\$374,000	\$384,438	+ 2.8%
Average Sales Price*	\$499,208	\$648,655	+ 29.9%	\$501,581	\$537,661	+ 7.2%
Percent of List Price Received*	98.0%	98.2%	+ 0.2%	98.4%	98.2%	- 0.2%
Inventory of Homes for Sale	51	42	- 17.6%	--	--	--
Months Supply of Inventory	3.2	2.5	- 21.9%	--	--	--

* 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.

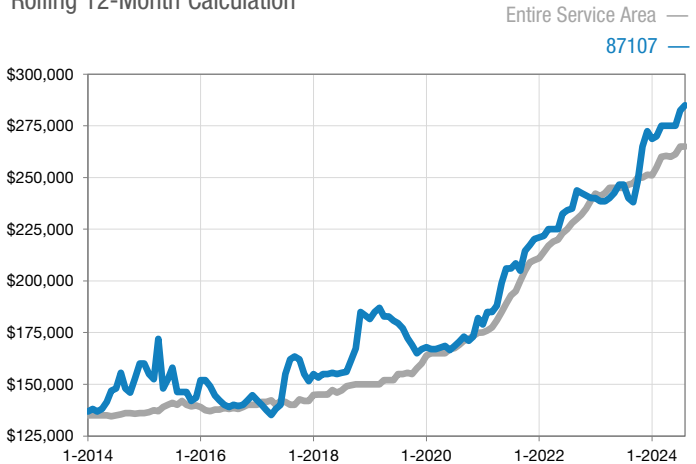
Single-Family Attached	August			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	5	6	+ 20.0%	30	41	+ 36.7%
Pending Sales	4	3	- 25.0%	30	32	+ 6.7%
Closed Sales	6	6	0.0%	27	34	+ 25.9%
Days on Market Until Sale	5	17	+ 240.0%	24	36	+ 50.0%
Median Sales Price*	\$225,000	\$292,500	+ 30.0%	\$238,000	\$284,000	+ 19.3%
Average Sales Price*	\$223,333	\$321,667	+ 44.0%	\$243,574	\$307,843	+ 26.4%
Percent of List Price Received*	102.9%	99.0%	- 3.8%	102.2%	97.6%	- 4.5%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	2.0	1.6	- 20.0%	--	--	--

* 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.