

# Local Market Update for August 2024

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



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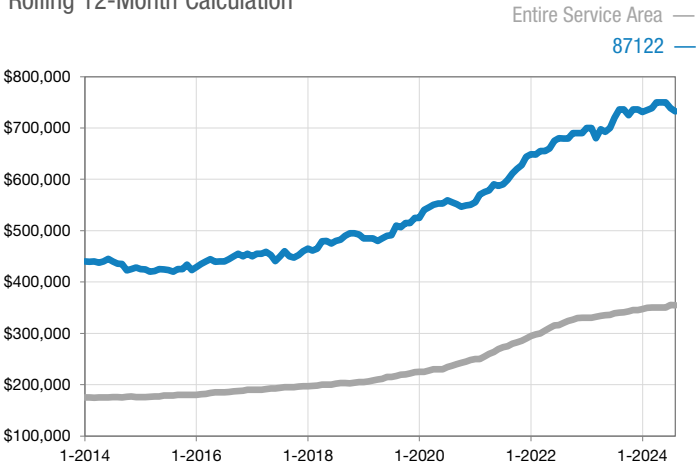
Single-Family Detached	August			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	24	24	0.0%	211	225	+ 6.6%
Pending Sales	21	25	+ 19.0%	173	182	+ 5.2%
Closed Sales	27	23	- 14.8%	172	171	- 0.6%
Days on Market Until Sale	26	26	0.0%	25	27	+ 8.0%
Median Sales Price*	\$737,000	\$700,000	- 5.0%	\$725,000	\$726,500	+ 0.2%
Average Sales Price*	\$820,068	\$736,914	- 10.1%	\$803,695	\$800,311	- 0.4%
Percent of List Price Received*	99.3%	99.3%	0.0%	99.0%	98.9%	- 0.1%
Inventory of Homes for Sale	30	41	+ 36.7%	--	--	--
Months Supply of Inventory	1.5	2.0	+ 33.3%	--	--	--

\* 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.

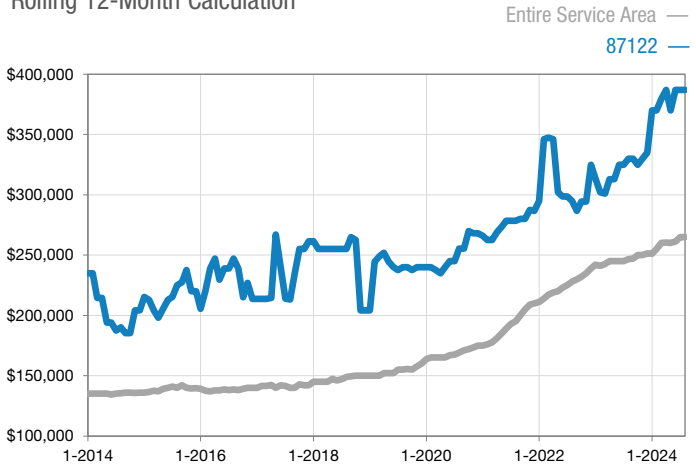
Single-Family Attached	August			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	1	2	+ 100.0%	6	9	+ 50.0%
Pending Sales	0	0	0.0%	3	5	+ 66.7%
Closed Sales	0	0	0.0%	4	6	+ 50.0%
Days on Market Until Sale	--	--	--	4	25	+ 525.0%
Median Sales Price*	--	--	--	\$317,950	\$378,500	+ 19.0%
Average Sales Price*	--	--	--	\$363,975	\$422,000	+ 15.9%
Percent of List Price Received*	--	--	--	110.6%	97.9%	- 11.5%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	1.9	1.7	- 10.5%	--	--	--

\* 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.