

Local Market Update for August 2024

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



87123

Single-Family Detached	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
Key Metrics						
New Listings	36	46	+ 27.8%	296	342	+ 15.5%
Pending Sales	37	32	- 13.5%	255	284	+ 11.4%
Closed Sales	34	41	+ 20.6%	247	278	+ 12.6%
Days on Market Until Sale	12	18	+ 50.0%	21	22	+ 4.8%
Median Sales Price*	\$337,500	\$322,000	- 4.6%	\$363,000	\$340,000	- 6.3%
Average Sales Price*	\$360,294	\$337,263	- 6.4%	\$376,967	\$370,106	- 1.8%
Percent of List Price Received*	99.5%	99.1%	- 0.4%	99.6%	99.0%	- 0.6%
Inventory of Homes for Sale	41	56	+ 36.6%	--	--	--
Months Supply of Inventory	1.4	1.7	+ 21.4%	--	--	--

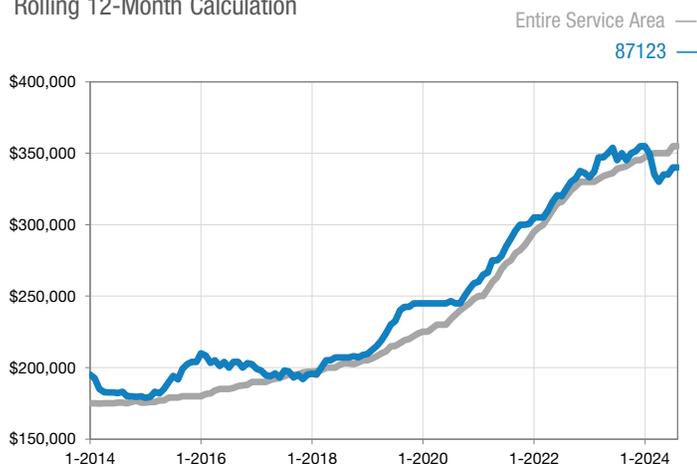
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
Key Metrics						
New Listings	14	10	- 28.6%	69	66	- 4.3%
Pending Sales	9	8	- 11.1%	57	58	+ 1.8%
Closed Sales	7	8	+ 14.3%	56	55	- 1.8%
Days on Market Until Sale	13	13	0.0%	10	12	+ 20.0%
Median Sales Price*	\$265,000	\$264,450	- 0.2%	\$248,000	\$285,000	+ 14.9%
Average Sales Price*	\$261,429	\$272,238	+ 4.1%	\$261,193	\$293,027	+ 12.2%
Percent of List Price Received*	100.2%	101.3%	+ 1.1%	101.0%	100.4%	- 0.6%
Inventory of Homes for Sale	11	6	- 45.5%	--	--	--
Months Supply of Inventory	1.7	0.8	- 52.9%	--	--	--

* 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.

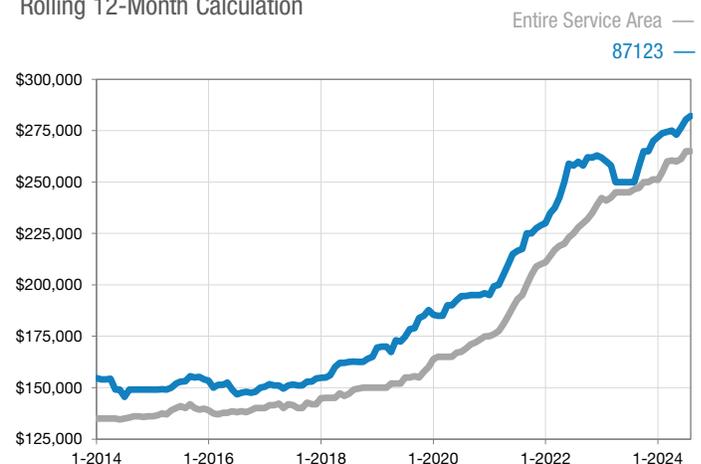
Median Sales Price - Single-Family Detached

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.