

# Local Market Update for August 2024

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



## Los Chavez – 740

North of I-25 Bypass, South of Miller Rd, East of I-25, West of Rio Grande River

Single-Family Detached	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
<b>Key Metrics</b>						
New Listings	3	4	+ 33.3%	42	30	- 28.6%
Pending Sales	1	0	- 100.0%	23	24	+ 4.3%
Closed Sales	3	4	+ 33.3%	23	24	+ 4.3%
Days on Market Until Sale	45	100	+ 122.2%	32	106	+ 231.3%
Median Sales Price*	\$295,000	<b>\$294,450</b>	- 0.2%	\$270,000	<b>\$354,000</b>	+ 31.1%
Average Sales Price*	\$311,667	<b>\$292,911</b>	- 6.0%	\$294,500	<b>\$377,544</b>	+ 28.2%
Percent of List Price Received*	94.9%	<b>96.0%</b>	+ 1.2%	98.5%	<b>98.0%</b>	- 0.5%
Inventory of Homes for Sale	12	15	+ 25.0%	--	--	--
Months Supply of Inventory	4.5	5.2	+ 15.6%	--	--	--

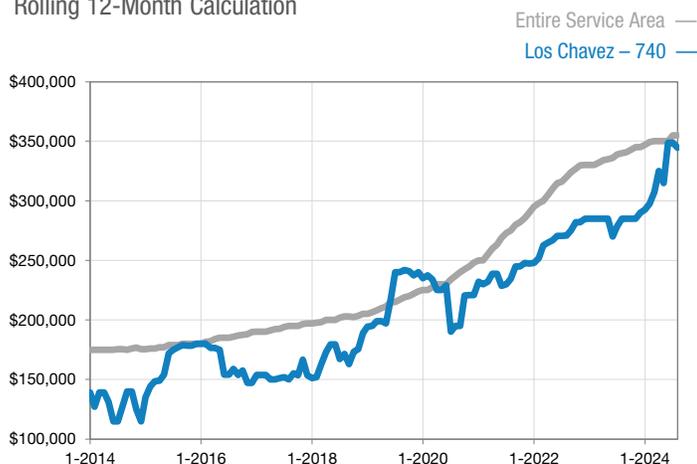
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
<b>Key Metrics</b>						
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.

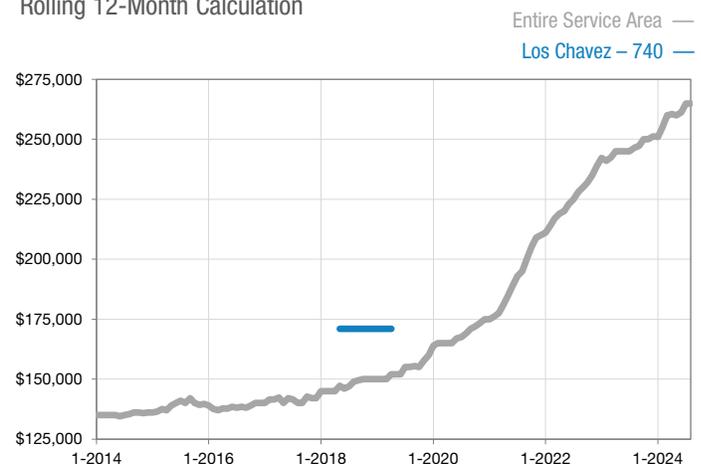
### Median Sales Price - Single-Family Detached

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.