

Local Market Update for August 2024

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



North Albuquerque Acres Area – 20

East of Ventura St NE / Holbrook St NE, South of Elena Dr NE, West of Tennyson St NE, North of San Antonio Dr NE

Single-Family Detached	August			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	11	14	+ 27.3%	88	103	+ 17.0%
Pending Sales	11	11	0.0%	73	70	- 4.1%
Closed Sales	14	8	- 42.9%	74	70	- 5.4%
Days on Market Until Sale	21	26	+ 23.8%	26	26	0.0%
Median Sales Price*	\$757,500	\$784,000	+ 3.5%	\$812,500	\$810,068	- 0.3%
Average Sales Price*	\$882,359	\$768,564	- 12.9%	\$868,726	\$929,016	+ 6.9%
Percent of List Price Received*	100.1%	99.7%	- 0.4%	99.1%	97.5%	- 1.6%
Inventory of Homes for Sale	13	26	+ 100.0%	--	--	--
Months Supply of Inventory	1.6	2.9	+ 81.3%	--	--	--

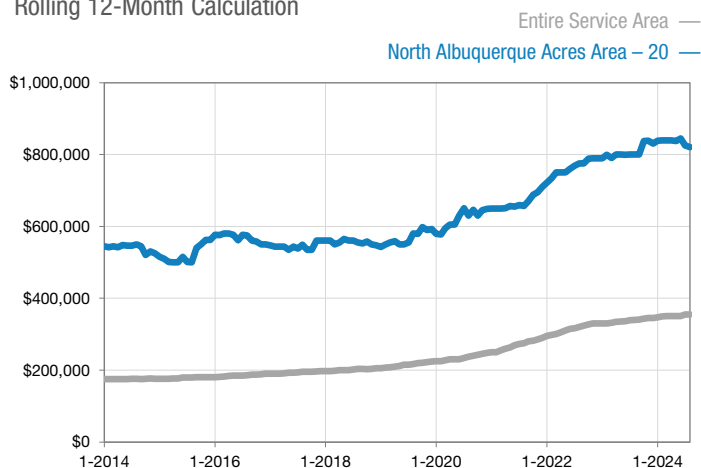
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	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.

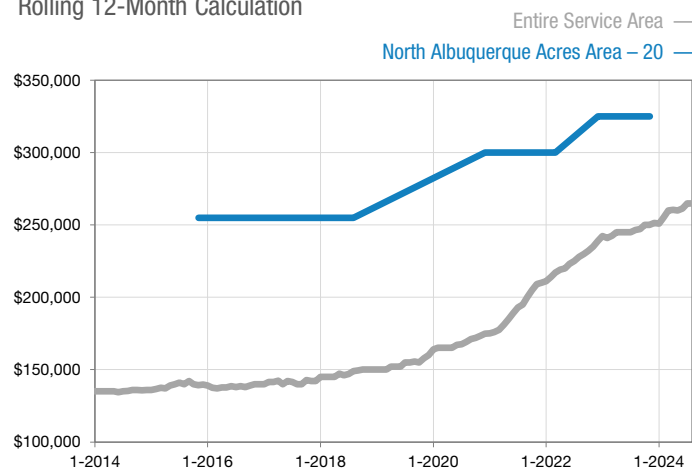
Median Sales Price - Single-Family Detached

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.