

Local Market Update for August 2024

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



South of I-40 – 230

South of Tijeras, North of CR A072, West of Valencia / Torrance County Line, East of Sandia Mountains

Single-Family Detached	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
Key Metrics						
New Listings	5	13	+ 160.0%	41	55	+ 34.1%
Pending Sales	2	12	+ 500.0%	26	45	+ 73.1%
Closed Sales	6	4	- 33.3%	26	35	+ 34.6%
Days on Market Until Sale	20	22	+ 10.0%	27	41	+ 51.9%
Median Sales Price*	\$402,000	\$533,750	+ 32.8%	\$407,500	\$399,000	- 2.1%
Average Sales Price*	\$486,667	\$552,625	+ 13.6%	\$451,921	\$457,004	+ 1.1%
Percent of List Price Received*	96.2%	97.4%	+ 1.2%	99.0%	95.7%	- 3.3%
Inventory of Homes for Sale	9	14	+ 55.6%	--	--	--
Months Supply of Inventory	2.7	2.9	+ 7.4%	--	--	--

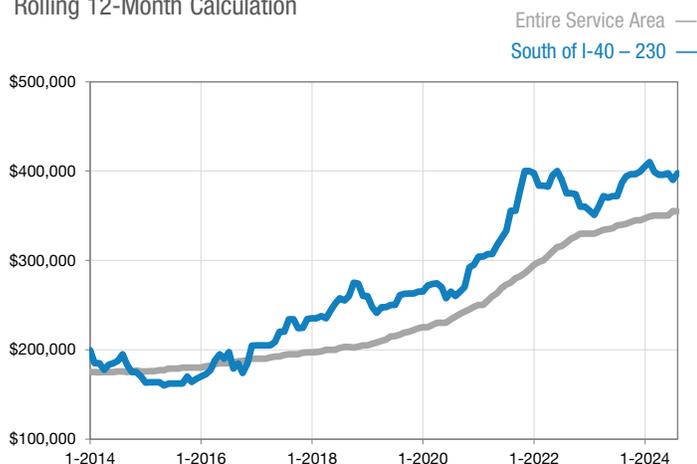
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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

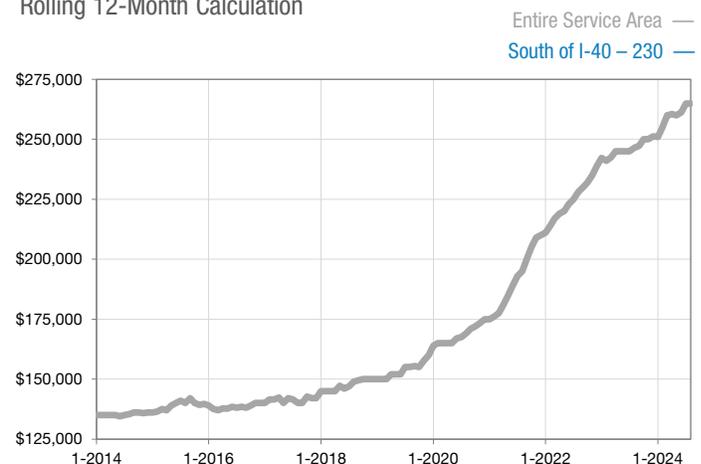
Median Sales Price - Single-Family Detached

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.