

# Local Market Update for August 2024

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



## Northwest Heights – 110

East of Paseo del Volcan, South of Paseo del Norte Blvd NE, West of Coors Blvd NW / Rio Grande River, North of Unser Blvd NW

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	71	<b>63</b>	- 11.3%	496	<b>531</b>	+ 7.1%
Pending Sales	56	<b>43</b>	- 23.2%	400	<b>411</b>	+ 2.8%
Closed Sales	61	<b>50</b>	- 18.0%	388	<b>397</b>	+ 2.3%
Days on Market Until Sale	47	<b>33</b>	- 29.8%	33	<b>38</b>	+ 15.2%
Median Sales Price*	\$485,000	<b>\$410,000</b>	- 15.5%	\$403,263	<b>\$421,995</b>	+ 4.6%
Average Sales Price*	\$486,258	<b>\$445,417</b>	- 8.4%	\$440,925	<b>\$458,419</b>	+ 4.0%
Percent of List Price Received*	99.2%	<b>99.3%</b>	+ 0.1%	99.8%	<b>99.1%</b>	- 0.7%
Inventory of Homes for Sale	97	<b>103</b>	+ 6.2%	--	--	--
Months Supply of Inventory	2.1	<b>2.2</b>	+ 4.8%	--	--	--

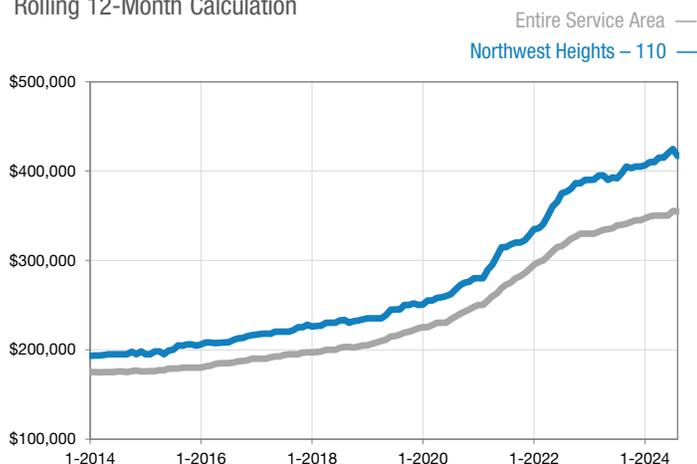
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	2	<b>7</b>	+ 250.0%	24	<b>26</b>	+ 8.3%
Pending Sales	4	<b>5</b>	+ 25.0%	23	<b>21</b>	- 8.7%
Closed Sales	3	<b>2</b>	- 33.3%	21	<b>18</b>	- 14.3%
Days on Market Until Sale	64	<b>13</b>	- 79.7%	27	<b>25</b>	- 7.4%
Median Sales Price*	\$495,000	<b>\$227,500</b>	- 54.0%	\$380,000	<b>\$292,750</b>	- 23.0%
Average Sales Price*	\$424,333	<b>\$227,500</b>	- 46.4%	\$358,674	<b>\$351,806</b>	- 1.9%
Percent of List Price Received*	95.8%	<b>96.9%</b>	+ 1.1%	98.9%	<b>98.5%</b>	- 0.4%
Inventory of Homes for Sale	3	<b>6</b>	+ 100.0%	--	--	--
Months Supply of Inventory	1.0	<b>2.1</b>	+ 110.0%	--	--	--

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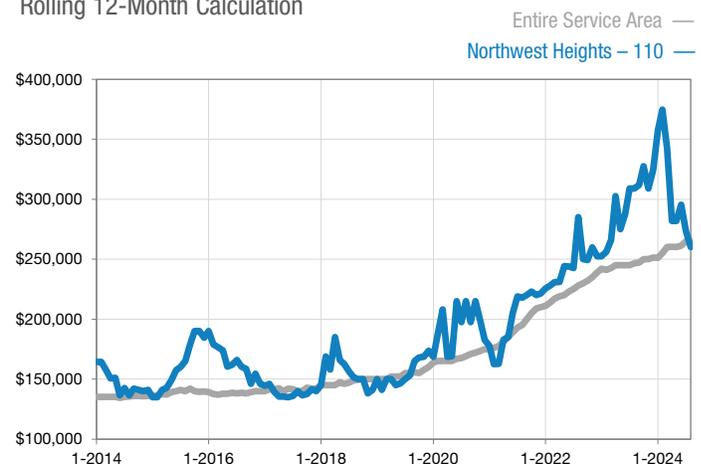
### Median Sales Price - Single-Family Detached

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.