

Local Market Update for August 2024

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



West Belen – 730

North of Socorro County Line, South of Square Deal Rd, West of I-25 to Alamo Navajo Reservation

Single-Family Detached	August			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	12	3	- 75.0%	61	55	- 9.8%
Pending Sales	5	7	+ 40.0%	50	50	0.0%
Closed Sales	7	5	- 28.6%	41	44	+ 7.3%
Days on Market Until Sale	91	43	- 52.7%	98	78	- 20.4%
Median Sales Price*	\$267,900	\$277,900	+ 3.7%	\$269,900	\$282,400	+ 4.6%
Average Sales Price*	\$270,186	\$298,540	+ 10.5%	\$278,883	\$294,016	+ 5.4%
Percent of List Price Received*	99.6%	98.5%	- 1.1%	100.0%	99.8%	- 0.2%
Inventory of Homes for Sale	28	14	- 50.0%	--	--	--
Months Supply of Inventory	5.9	2.5	- 57.6%	--	--	--

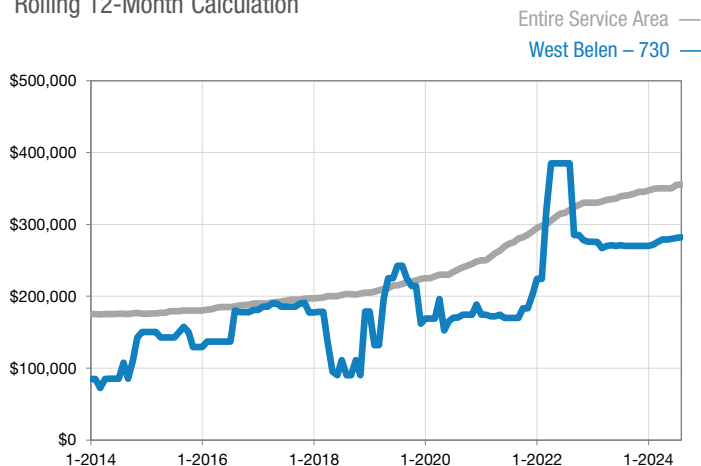
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
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.

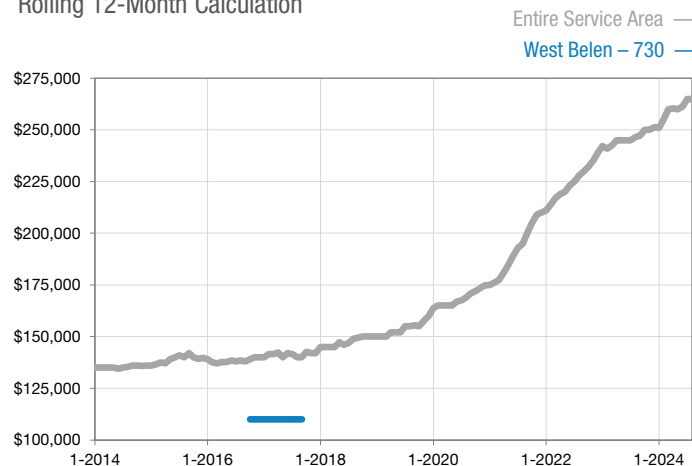
Median Sales Price - Single-Family Detached

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.