

Local Market Update for August 2024

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



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Single-Family Detached	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
Key Metrics						
New Listings	61	48	- 21.3%	442	455	+ 2.9%
Pending Sales	60	47	- 21.7%	398	370	- 7.0%
Closed Sales	59	64	+ 8.5%	381	345	- 9.4%
Days on Market Until Sale	14	16	+ 14.3%	17	20	+ 17.6%
Median Sales Price*	\$438,800	\$450,000	+ 2.6%	\$438,000	\$450,000	+ 2.7%
Average Sales Price*	\$517,222	\$512,532	- 0.9%	\$511,126	\$523,788	+ 2.5%
Percent of List Price Received*	99.5%	99.7%	+ 0.2%	100.1%	99.4%	- 0.7%
Inventory of Homes for Sale	58	83	+ 43.1%	--	--	--
Months Supply of Inventory	1.3	2.0	+ 53.8%	--	--	--

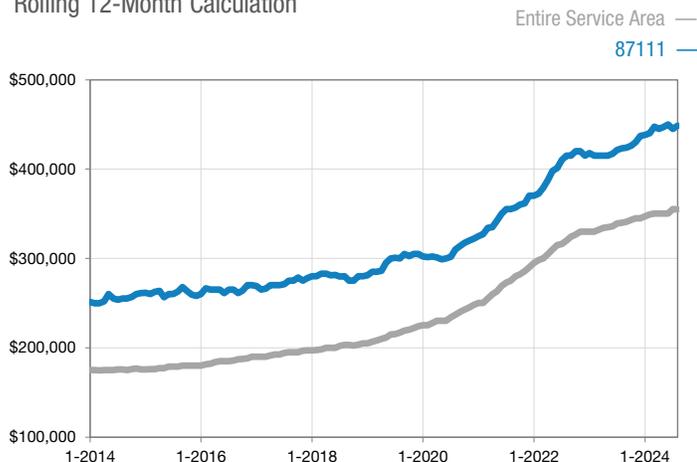
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
Key Metrics						
New Listings	7	21	+ 200.0%	106	125	+ 17.9%
Pending Sales	4	12	+ 200.0%	96	99	+ 3.1%
Closed Sales	14	12	- 14.3%	102	91	- 10.8%
Days on Market Until Sale	3	17	+ 466.7%	9	18	+ 100.0%
Median Sales Price*	\$335,900	\$297,500	- 11.4%	\$315,000	\$319,900	+ 1.6%
Average Sales Price*	\$316,814	\$311,472	- 1.7%	\$302,390	\$321,899	+ 6.5%
Percent of List Price Received*	102.1%	98.3%	- 3.7%	100.8%	98.9%	- 1.9%
Inventory of Homes for Sale	15	28	+ 86.7%	--	--	--
Months Supply of Inventory	1.2	2.4	+ 100.0%	--	--	--

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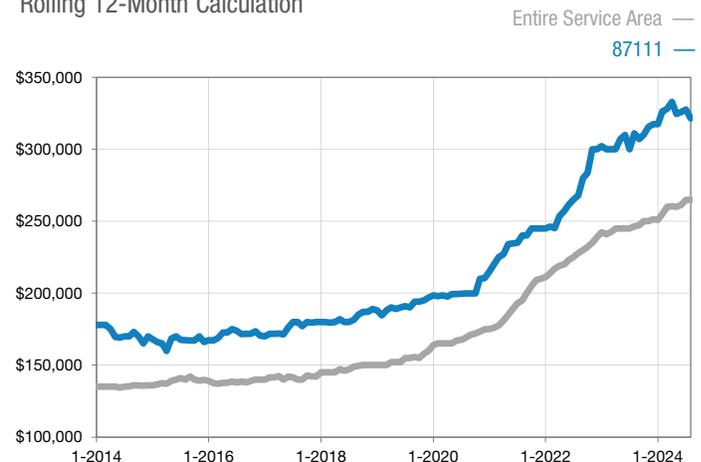
Median Sales Price - Single-Family Detached

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.