

Local Market Update for August 2024

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



Far North Valley – 102

East of Rio Grande River, South of Sandoval County Line, West of I-25, North of Alameda Blvd NE

Single-Family Detached	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
Key Metrics						
New Listings	1	3	+ 200.0%	26	31	+ 19.2%
Pending Sales	2	2	0.0%	17	22	+ 29.4%
Closed Sales	2	6	+ 200.0%	12	21	+ 75.0%
Days on Market Until Sale	58	74	+ 27.6%	37	53	+ 43.2%
Median Sales Price*	\$685,000	\$657,500	- 4.0%	\$622,500	\$550,000	- 11.6%
Average Sales Price*	\$685,000	\$846,333	+ 23.6%	\$578,685	\$681,619	+ 17.8%
Percent of List Price Received*	98.4%	91.6%	- 6.9%	97.5%	95.2%	- 2.4%
Inventory of Homes for Sale	4	8	+ 100.0%	--	--	--
Months Supply of Inventory	1.8	3.0	+ 66.7%	--	--	--

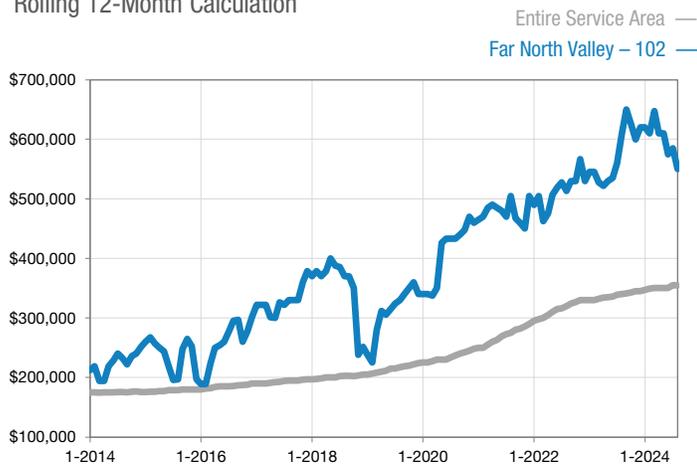
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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%	1	0	- 100.0%
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
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.

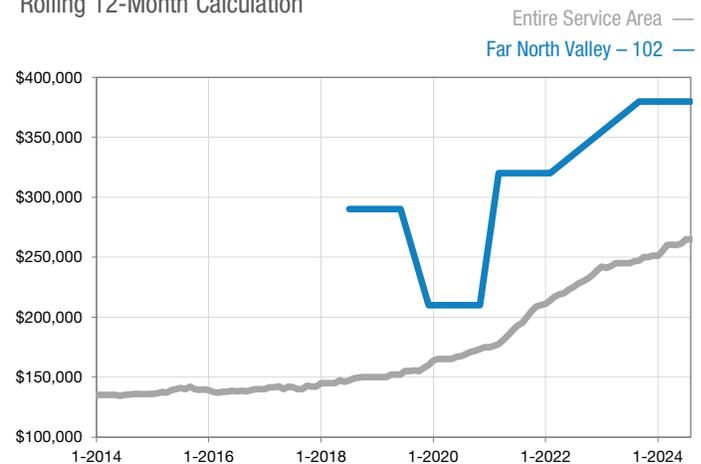
Median Sales Price - Single-Family Detached

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.