

Local Market Update for August 2024

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



Bernalillo / Algodones – 170

East of Rio Rancho Blvd, South of Rio Grande River, West of I-25, North of Sandia Reservation

Single-Family Detached	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
Key Metrics						
New Listings	9	12	+ 33.3%	61	78	+ 27.9%
Pending Sales	5	11	+ 120.0%	51	64	+ 25.5%
Closed Sales	7	9	+ 28.6%	49	54	+ 10.2%
Days on Market Until Sale	7	46	+ 557.1%	29	35	+ 20.7%
Median Sales Price*	\$277,884	\$499,500	+ 79.8%	\$364,900	\$416,500	+ 14.1%
Average Sales Price*	\$290,455	\$487,611	+ 67.9%	\$383,438	\$428,978	+ 11.9%
Percent of List Price Received*	98.4%	98.2%	- 0.2%	98.9%	98.7%	- 0.2%
Inventory of Homes for Sale	16	18	+ 12.5%	--	--	--
Months Supply of Inventory	2.5	2.4	- 4.0%	--	--	--

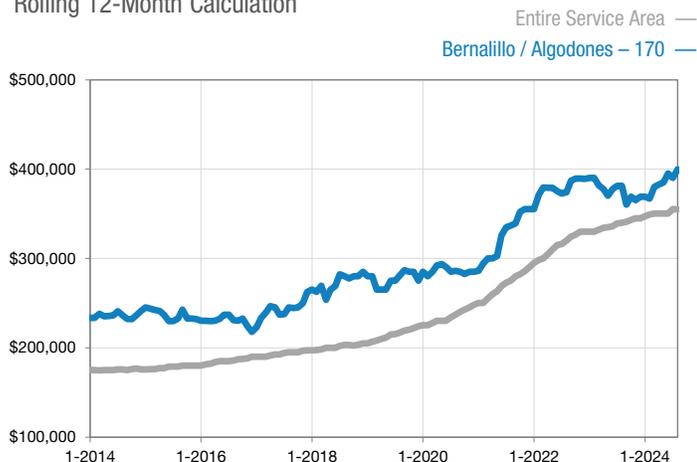
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	2	+ 100.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	1	1	0.0%
Days on Market Until Sale	--	--	--	1	2	+ 100.0%
Median Sales Price*	--	--	--	\$220,000	\$180,000	- 18.2%
Average Sales Price*	--	--	--	\$220,000	\$180,000	- 18.2%
Percent of List Price Received*	--	--	--	102.3%	95.2%	- 6.9%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	1.0	--	--	--	--

* 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.

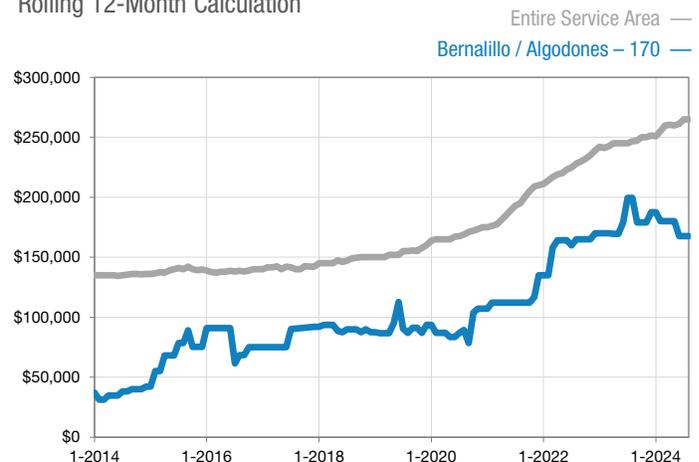
Median Sales Price - Single-Family Detached

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.