

# Local Market Update for August 2024

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



## Far Northeast Heights – 30

East of Wyoming Blvd NE, South of Paseo del Norte Blvd NE / San Antonio Dr NE, West of Tramway Blvd, North of Montgomery Blvd NE

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	35	31	- 11.4%	313	316	+ 1.0%
Pending Sales	35	30	- 14.3%	283	262	- 7.4%
Closed Sales	44	38	- 13.6%	269	248	- 7.8%
Days on Market Until Sale	18	20	+ 11.1%	16	21	+ 31.3%
Median Sales Price*	\$439,400	<b>\$448,000</b>	+ 2.0%	\$455,000	<b>\$455,000</b>	0.0%
Average Sales Price*	\$523,314	<b>\$477,209</b>	- 8.8%	\$512,928	<b>\$503,468</b>	- 1.8%
Percent of List Price Received*	99.3%	<b>99.5%</b>	+ 0.2%	100.4%	<b>99.6%</b>	- 0.8%
Inventory of Homes for Sale	40	55	+ 37.5%	--	--	--
Months Supply of Inventory	1.3	1.8	+ 38.5%	--	--	--

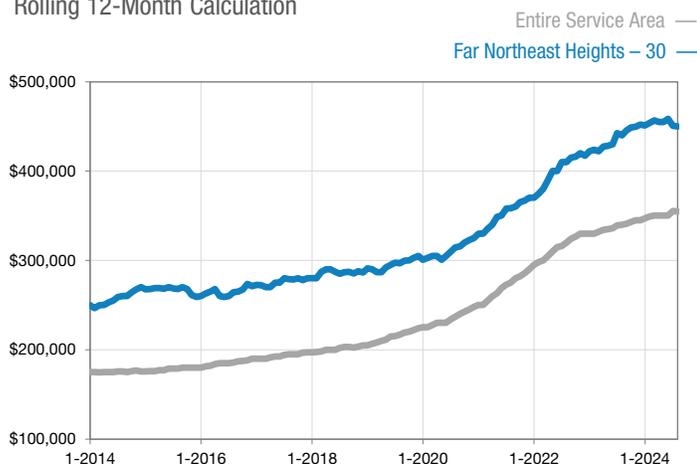
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	5	10	+ 100.0%	71	83	+ 16.9%
Pending Sales	3	5	+ 66.7%	69	65	- 5.8%
Closed Sales	7	9	+ 28.6%	74	68	- 8.1%
Days on Market Until Sale	5	16	+ 220.0%	9	15	+ 66.7%
Median Sales Price*	\$365,000	<b>\$295,000</b>	- 19.2%	\$315,000	<b>\$330,000</b>	+ 4.8%
Average Sales Price*	\$370,571	<b>\$313,500</b>	- 15.4%	\$315,902	<b>\$326,154</b>	+ 3.2%
Percent of List Price Received*	101.3%	<b>98.2%</b>	- 3.1%	100.8%	<b>98.9%</b>	- 1.9%
Inventory of Homes for Sale	4	15	+ 275.0%	--	--	--
Months Supply of Inventory	0.4	1.8	+ 350.0%	--	--	--

\* 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.

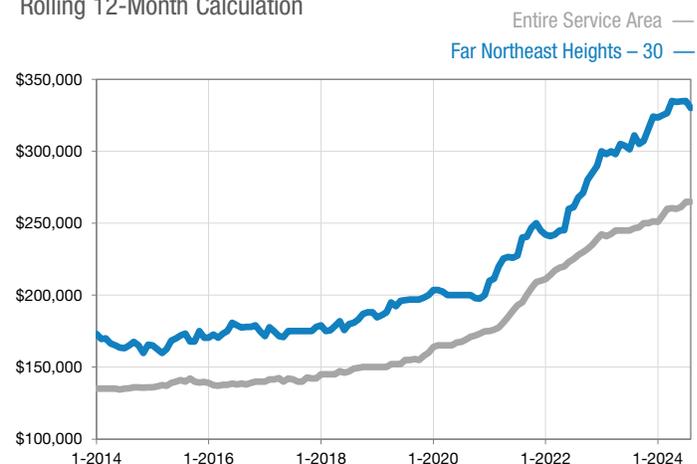
### Median Sales Price - Single-Family Detached

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.