

Local Market Update for August 2024

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



South Moriarty – 291

South of I-40, North of Shondale Lane (CR A147), East of Lexco Rd to Guadalupe County Line

Single-Family Detached	August			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	2	7	+ 250.0%	27	32	+ 18.5%
Pending Sales	6	1	- 83.3%	21	21	0.0%
Closed Sales	2	2	0.0%	14	21	+ 50.0%
Days on Market Until Sale	6	67	+ 1016.7%	34	71	+ 108.8%
Median Sales Price*	\$250,000	\$351,250	+ 40.5%	\$205,000	\$225,000	+ 9.8%
Average Sales Price*	\$250,000	\$351,250	+ 40.5%	\$217,300	\$220,752	+ 1.6%
Percent of List Price Received*	92.5%	99.5%	+ 7.6%	97.1%	100.3%	+ 3.3%
Inventory of Homes for Sale	7	13	+ 85.7%	--	--	--
Months Supply of Inventory	2.9	4.9	+ 69.0%	--	--	--

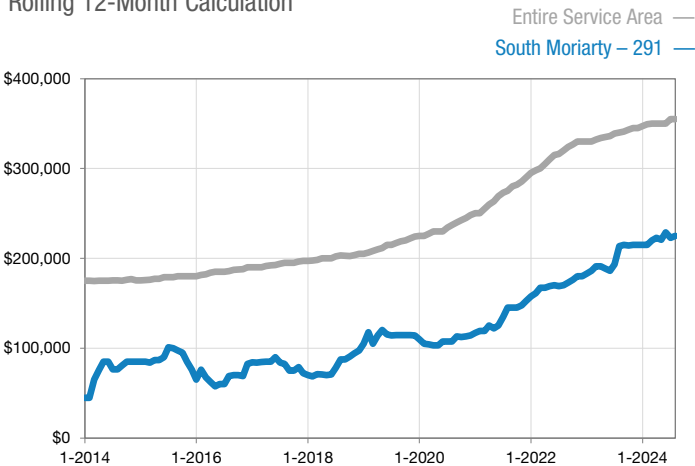
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	0	0	0.0%	0	1	--
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	1	--	--	--	--
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.

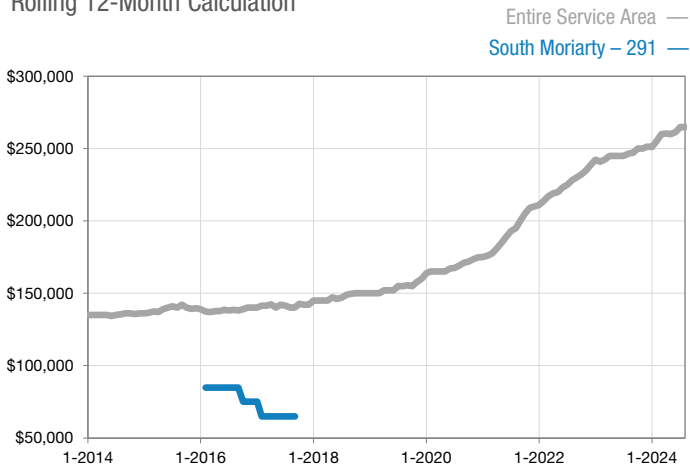
Median Sales Price - Single-Family Detached

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.