

# Local Market Update for July 2024

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



## Northwest Heights – 110

East of Paseo del Volcan, South of Paseo del Norte Blvd NE, West of Coors Blvd NW / Rio Grande River, North of Unser Blvd NW

Single-Family Detached	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
<b>Key Metrics</b>						
New Listings	57	<b>60</b>	+ 5.3%	425	<b>469</b>	+ 10.4%
Pending Sales	46	<b>54</b>	+ 17.4%	344	<b>370</b>	+ 7.6%
Closed Sales	41	<b>60</b>	+ 46.3%	327	<b>346</b>	+ 5.8%
Days on Market Until Sale	23	<b>27</b>	+ 17.4%	30	<b>39</b>	+ 30.0%
Median Sales Price*	\$410,000	<b>\$437,700</b>	+ 6.8%	\$399,000	<b>\$425,000</b>	+ 6.5%
Average Sales Price*	\$458,285	<b>\$466,742</b>	+ 1.8%	\$432,468	<b>\$460,417</b>	+ 6.5%
Percent of List Price Received*	99.6%	<b>99.2%</b>	- 0.4%	99.9%	<b>99.1%</b>	- 0.8%
Inventory of Homes for Sale	95	<b>96</b>	+ 1.1%	--	--	--
Months Supply of Inventory	2.0	<b>2.0</b>	0.0%	--	--	--

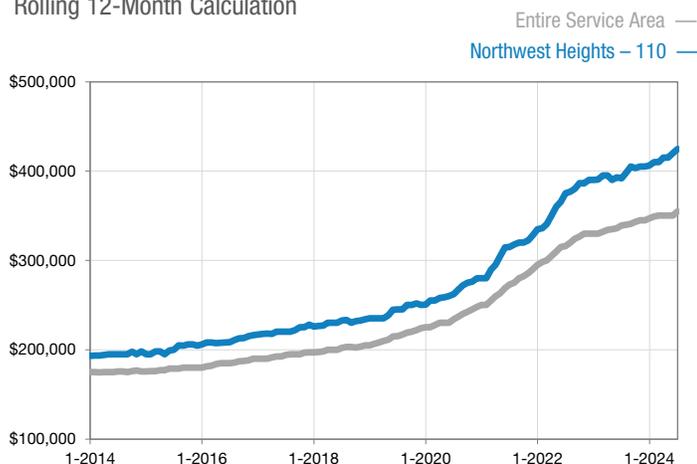
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
<b>Key Metrics</b>						
New Listings	0	<b>2</b>	--	22	<b>19</b>	- 13.6%
Pending Sales	0	<b>3</b>	--	19	<b>17</b>	- 10.5%
Closed Sales	5	<b>3</b>	- 40.0%	18	<b>16</b>	- 11.1%
Days on Market Until Sale	10	<b>3</b>	- 70.0%	21	<b>27</b>	+ 28.6%
Median Sales Price*	\$309,000	<b>\$245,000</b>	- 20.7%	\$377,500	<b>\$352,250</b>	- 6.7%
Average Sales Price*	\$345,200	<b>\$278,333</b>	- 19.4%	\$347,731	<b>\$367,344</b>	+ 5.6%
Percent of List Price Received*	99.6%	<b>97.9%</b>	- 1.7%	99.4%	<b>98.7%</b>	- 0.7%
Inventory of Homes for Sale	5	<b>5</b>	0.0%	--	--	--
Months Supply of Inventory	1.7	<b>1.8</b>	+ 5.9%	--	--	--

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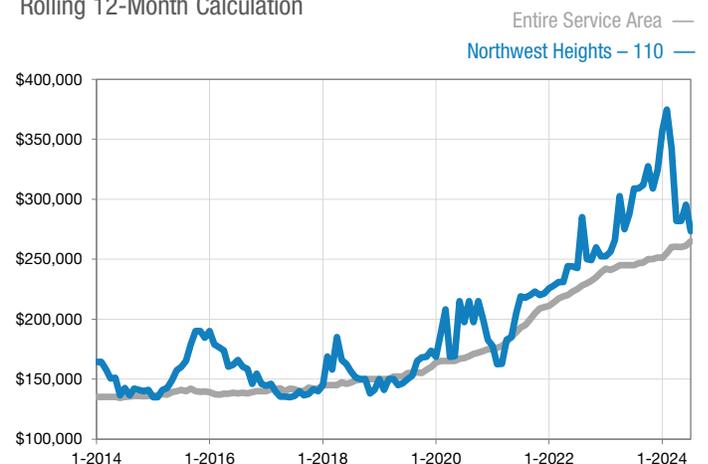
### Median Sales Price - Single-Family Detached

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.