

Local Market Update for July 2024

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



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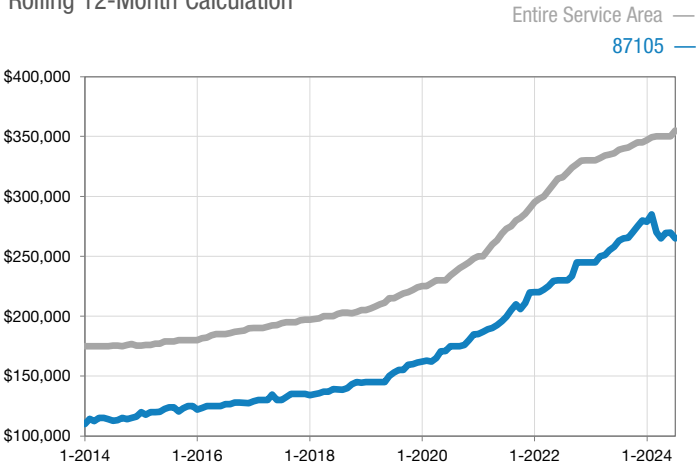
Single-Family Detached	July			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	28	34	+ 21.4%	204	197	- 3.4%
Pending Sales	32	30	- 6.3%	175	174	- 0.6%
Closed Sales	33	19	- 42.4%	171	156	- 8.8%
Days on Market Until Sale	19	23	+ 21.1%	26	28	+ 7.7%
Median Sales Price*	\$286,000	\$260,000	- 9.1%	\$280,000	\$267,000	- 4.6%
Average Sales Price*	\$308,659	\$292,789	- 5.1%	\$299,924	\$289,571	- 3.5%
Percent of List Price Received*	99.8%	96.1%	- 3.7%	99.1%	98.8%	- 0.3%
Inventory of Homes for Sale	41	40	- 2.4%	--	--	--
Months Supply of Inventory	1.5	1.8	+ 20.0%	--	--	--

* 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.

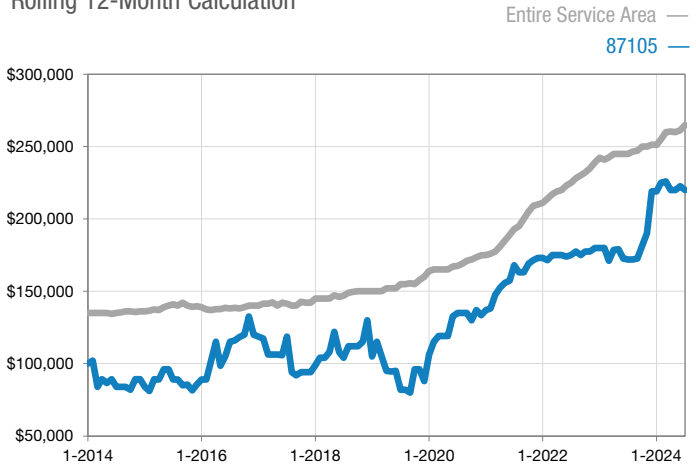
Single-Family Attached	July			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	0	3	--	9	14	+ 55.6%
Pending Sales	1	2	+ 100.0%	10	11	+ 10.0%
Closed Sales	0	1	--	9	9	0.0%
Days on Market Until Sale	--	2	--	21	22	+ 4.8%
Median Sales Price*	--	\$180,000	--	\$173,000	\$215,000	+ 24.3%
Average Sales Price*	--	\$180,000	--	\$187,994	\$210,444	+ 11.9%
Percent of List Price Received*	--	109.1%	--	98.2%	103.0%	+ 4.9%
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	--	1.5	--	--	--	--

* 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.

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.