

Local Market Update for July 2024

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



Northeast Heights – 50

East of Wyoming Blvd NE, South of Montgomery Blvd NE, West of Tramway Blvd, North of Central Ave

Single-Family Detached	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
Key Metrics						
New Listings	85	71	- 16.5%	424	482	+ 13.7%
Pending Sales	68	63	- 7.4%	386	404	+ 4.7%
Closed Sales	64	57	- 10.9%	370	393	+ 6.2%
Days on Market Until Sale	8	19	+ 137.5%	17	22	+ 29.4%
Median Sales Price*	\$306,250	\$315,000	+ 2.9%	\$290,000	\$300,000	+ 3.4%
Average Sales Price*	\$325,042	\$321,550	- 1.1%	\$298,911	\$313,372	+ 4.8%
Percent of List Price Received*	101.4%	99.1%	- 2.3%	100.1%	99.2%	- 0.9%
Inventory of Homes for Sale	63	84	+ 33.3%	--	--	--
Months Supply of Inventory	1.2	1.5	+ 25.0%	--	--	--

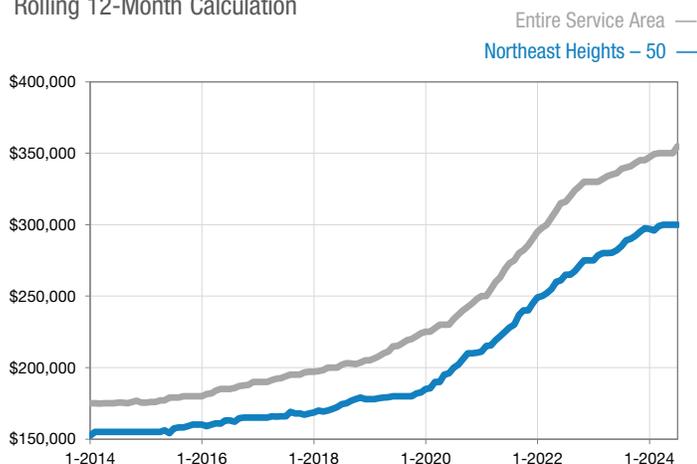
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
Key Metrics						
New Listings	15	9	- 40.0%	70	60	- 14.3%
Pending Sales	10	9	- 10.0%	59	56	- 5.1%
Closed Sales	10	7	- 30.0%	58	52	- 10.3%
Days on Market Until Sale	11	10	- 9.1%	14	14	0.0%
Median Sales Price*	\$217,000	\$270,000	+ 24.4%	\$240,500	\$275,000	+ 14.3%
Average Sales Price*	\$211,290	\$275,857	+ 30.6%	\$233,989	\$265,975	+ 13.7%
Percent of List Price Received*	102.1%	102.1%	0.0%	100.9%	100.6%	- 0.3%
Inventory of Homes for Sale	11	10	- 9.1%	--	--	--
Months Supply of Inventory	1.5	1.3	- 13.3%	--	--	--

* 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.

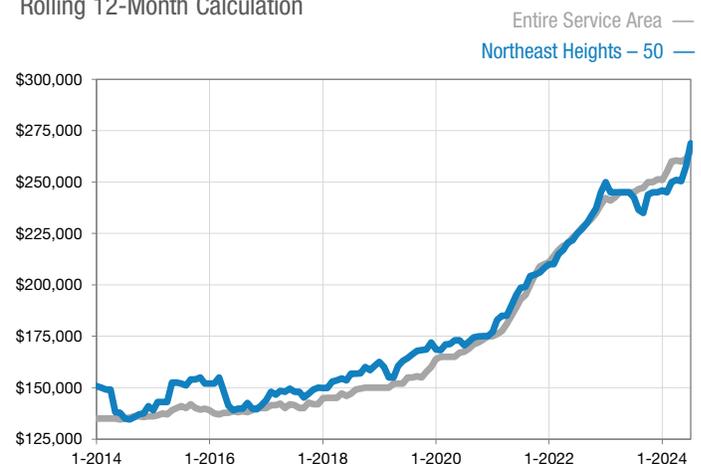
Median Sales Price - Single-Family Detached

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.