

Local Market Update for July 2024

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



87031

Single-Family Detached	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
Key Metrics						
New Listings	57	63	+ 10.5%	483	478	- 1.0%
Pending Sales	61	59	- 3.3%	409	344	- 15.9%
Closed Sales	64	48	- 25.0%	366	300	- 18.0%
Days on Market Until Sale	57	50	- 12.3%	53	50	- 5.7%
Median Sales Price*	\$301,890	\$345,310	+ 14.4%	\$300,000	\$317,090	+ 5.7%
Average Sales Price*	\$336,532	\$366,717	+ 9.0%	\$318,442	\$343,822	+ 8.0%
Percent of List Price Received*	99.0%	98.4%	- 0.6%	99.2%	98.9%	- 0.3%
Inventory of Homes for Sale	134	144	+ 7.5%	--	--	--
Months Supply of Inventory	2.8	3.2	+ 14.3%	--	--	--

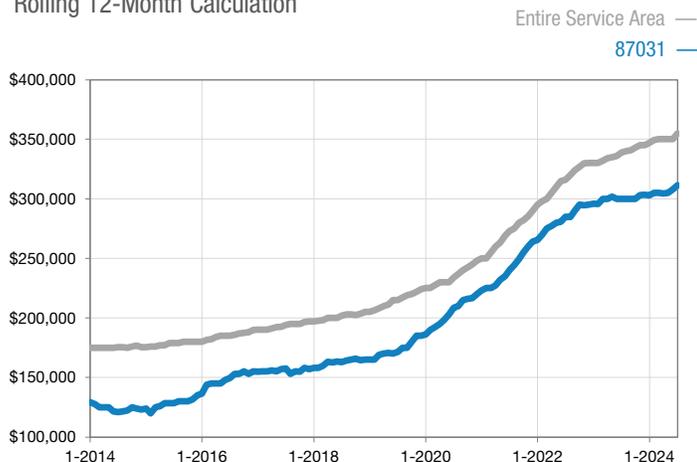
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
Key Metrics						
New Listings	6	2	- 66.7%	11	10	- 9.1%
Pending Sales	5	2	- 60.0%	8	11	+ 37.5%
Closed Sales	0	1	--	3	10	+ 233.3%
Days on Market Until Sale	--	7	--	1	21	+ 2000.0%
Median Sales Price*	--	\$250,000	--	\$215,000	\$240,000	+ 11.6%
Average Sales Price*	--	\$250,000	--	\$216,667	\$250,530	+ 15.6%
Percent of List Price Received*	--	100.0%	--	104.1%	100.1%	- 3.8%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.4	--	--	--	--	--

* 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.

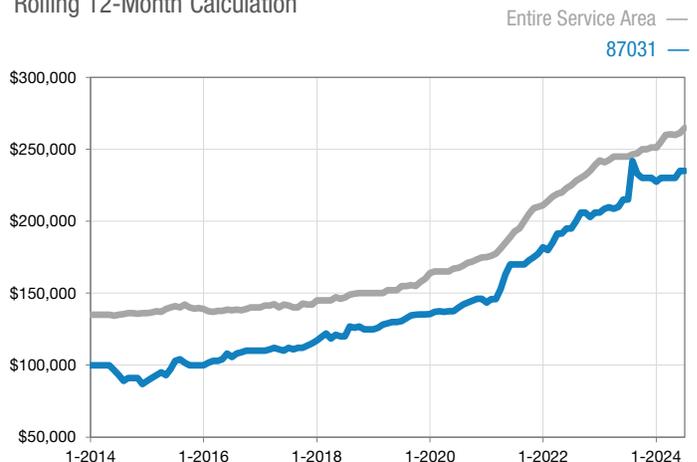
Median Sales Price - Single-Family Detached

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.