

Local Market Update for July 2024

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



87114

Single-Family Detached	July			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	75	86	+ 14.7%	517	590	+ 14.1%
Pending Sales	67	84	+ 25.4%	453	491	+ 8.4%
Closed Sales	50	59	+ 18.0%	415	443	+ 6.7%
Days on Market Until Sale	16	28	+ 75.0%	24	26	+ 8.3%
Median Sales Price*	\$387,500	\$360,000	- 7.1%	\$350,000	\$370,107	+ 5.7%
Average Sales Price*	\$405,851	\$397,641	- 2.0%	\$381,176	\$401,700	+ 5.4%
Percent of List Price Received*	100.0%	99.5%	- 0.5%	100.1%	99.3%	- 0.8%
Inventory of Homes for Sale	92	94	+ 2.2%	--	--	--
Months Supply of Inventory	1.4	1.5	+ 7.1%	--	--	--

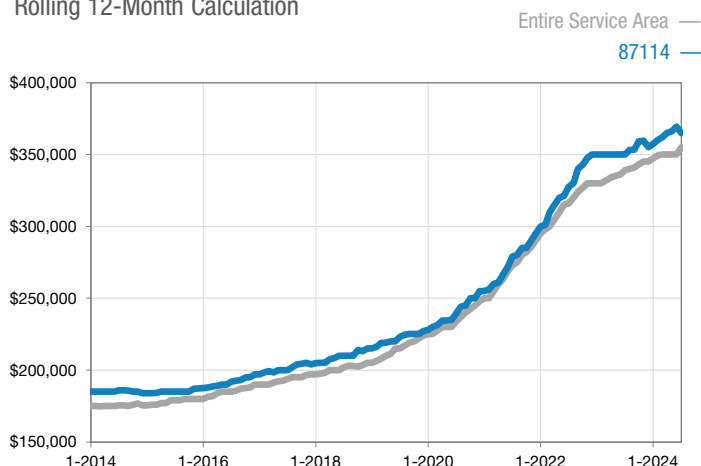
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	0	0	0.0%	15	13	- 13.3%
Pending Sales	1	0	- 100.0%	13	8	- 38.5%
Closed Sales	1	2	+ 100.0%	13	9	- 30.8%
Days on Market Until Sale	8	4	- 50.0%	16	13	- 18.8%
Median Sales Price*	\$210,000	\$296,000	+ 41.0%	\$220,000	\$282,000	+ 28.2%
Average Sales Price*	\$210,000	\$296,000	+ 41.0%	\$241,942	\$298,278	+ 23.3%
Percent of List Price Received*	95.5%	99.5%	+ 4.2%	101.0%	101.5%	+ 0.5%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.2	0.5	- 58.3%	--	--	--

* 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.

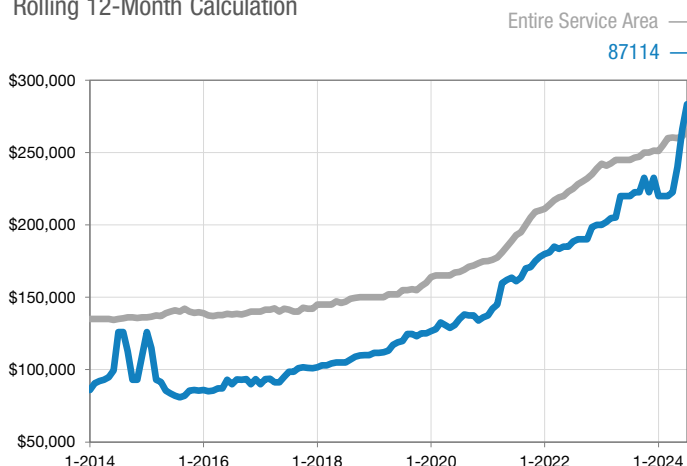
Median Sales Price - Single-Family Detached

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.