

# Local Market Update for July 2024

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



## Los Chavez – 740

North of I-25 Bypass, South of Miller Rd, East of I-25, West of Rio Grande River

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	5	3	- 40.0%	39	26	- 33.3%
Pending Sales	4	4	0.0%	22	24	+ 9.1%
Closed Sales	2	2	0.0%	20	20	0.0%
Days on Market Until Sale	13	64	+ 392.3%	30	107	+ 256.7%
Median Sales Price*	\$331,000	<b>\$482,450</b>	+ 45.8%	\$265,000	<b>\$366,000</b>	+ 38.1%
Average Sales Price*	\$331,000	<b>\$482,450</b>	+ 45.8%	\$291,925	<b>\$394,470</b>	+ 35.1%
Percent of List Price Received*	100.8%	<b>100.0%</b>	- 0.8%	99.1%	<b>98.4%</b>	- 0.7%
Inventory of Homes for Sale	13	11	- 15.4%	--	--	--
Months Supply of Inventory	4.6	4.0	- 13.0%	--	--	--

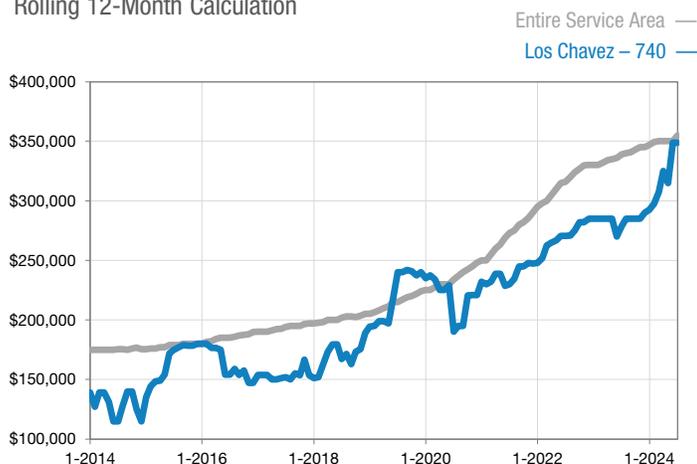
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

\* 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.

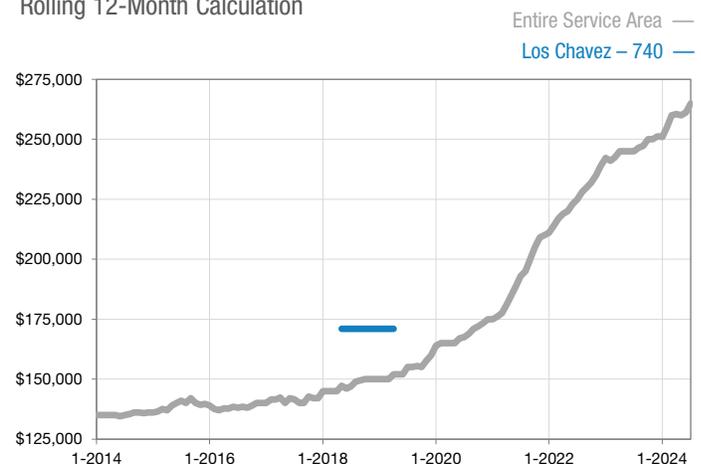
### Median Sales Price - Single-Family Detached

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.