

Local Market Update for July 2024

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



North Valley – 100

East of Rio Grande River, South of Alameda Blvd NE, West of I-25, North of Montano Rd

Single-Family Detached	July			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	13	19	+ 46.2%	104	118	+ 13.5%
Pending Sales	16	17	+ 6.3%	82	102	+ 24.4%
Closed Sales	8	24	+ 200.0%	66	88	+ 33.3%
Days on Market Until Sale	83	36	- 56.6%	48	37	- 22.9%
Median Sales Price*	\$585,000	\$377,000	- 35.6%	\$482,250	\$447,500	- 7.2%
Average Sales Price*	\$640,000	\$796,946	+ 24.5%	\$668,630	\$623,985	- 6.7%
Percent of List Price Received*	96.8%	97.4%	+ 0.6%	98.2%	98.3%	+ 0.1%
Inventory of Homes for Sale	27	34	+ 25.9%	--	--	--
Months Supply of Inventory	2.4	2.8	+ 16.7%	--	--	--

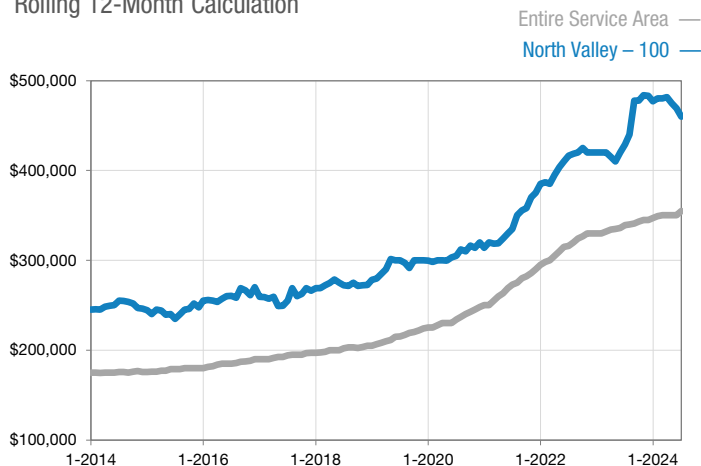
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	2	4	+ 100.0%	14	22	+ 57.1%
Pending Sales	3	3	0.0%	13	19	+ 46.2%
Closed Sales	1	2	+ 100.0%	10	18	+ 80.0%
Days on Market Until Sale	3	2	- 33.3%	15	3	- 80.0%
Median Sales Price*	\$215,000	\$236,000	+ 9.8%	\$221,250	\$254,000	+ 14.8%
Average Sales Price*	\$215,000	\$236,000	+ 9.8%	\$229,630	\$265,849	+ 15.8%
Percent of List Price Received*	107.5%	101.4%	- 5.7%	101.2%	100.8%	- 0.4%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	0.3	--	--	--	--

* 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.

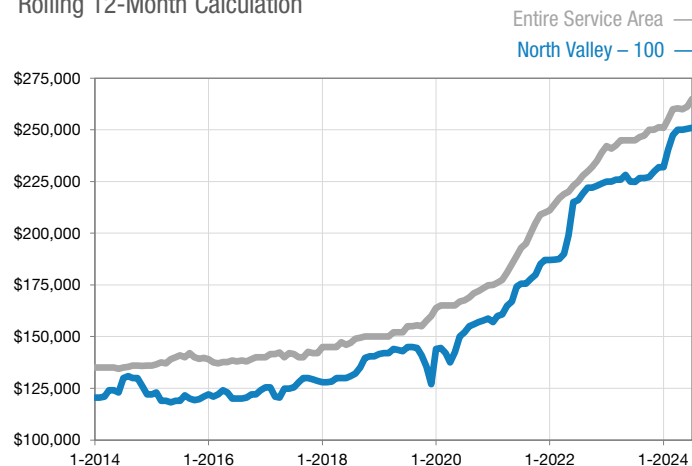
Median Sales Price - Single-Family Detached

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.