

# Local Market Update for July 2024

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



## 87108

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	28	30	+ 7.1%	172	165	- 4.1%
Pending Sales	22	24	+ 9.1%	139	127	- 8.6%
Closed Sales	20	18	- 10.0%	134	116	- 13.4%
Days on Market Until Sale	20	15	- 25.0%	22	26	+ 18.2%
Median Sales Price*	\$322,250	<b>\$274,000</b>	- 15.0%	\$267,500	<b>\$299,500</b>	+ 12.0%
Average Sales Price*	\$339,265	<b>\$293,633</b>	- 13.5%	\$303,973	<b>\$333,398</b>	+ 9.7%
Percent of List Price Received*	98.3%	<b>98.5%</b>	+ 0.2%	100.0%	<b>99.3%</b>	- 0.7%
Inventory of Homes for Sale	35	40	+ 14.3%	--	--	--
Months Supply of Inventory	1.9	2.1	+ 10.5%	--	--	--

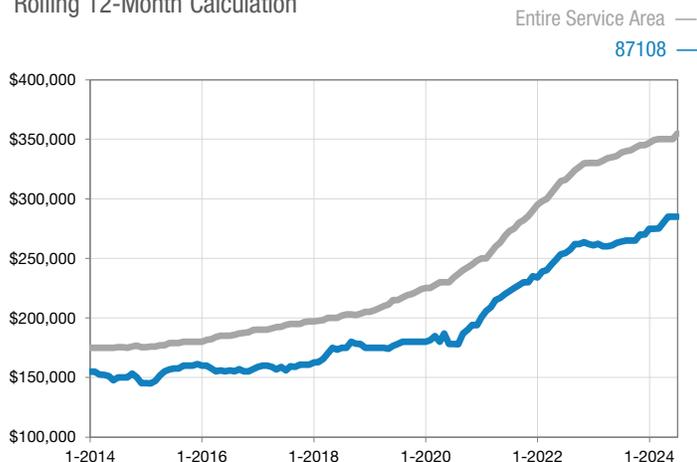
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	7	1	- 85.7%	31	19	- 38.7%
Pending Sales	6	3	- 50.0%	21	21	0.0%
Closed Sales	3	5	+ 66.7%	19	20	+ 5.3%
Days on Market Until Sale	2	12	+ 500.0%	22	44	+ 100.0%
Median Sales Price*	\$197,000	<b>\$240,000</b>	+ 21.8%	\$203,000	<b>\$227,500</b>	+ 12.1%
Average Sales Price*	\$255,667	<b>\$237,200</b>	- 7.2%	\$226,468	<b>\$227,875</b>	+ 0.6%
Percent of List Price Received*	102.4%	<b>99.3%</b>	- 3.0%	99.6%	<b>97.2%</b>	- 2.4%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	2.8	1.1	- 60.7%	--	--	--

\* 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.

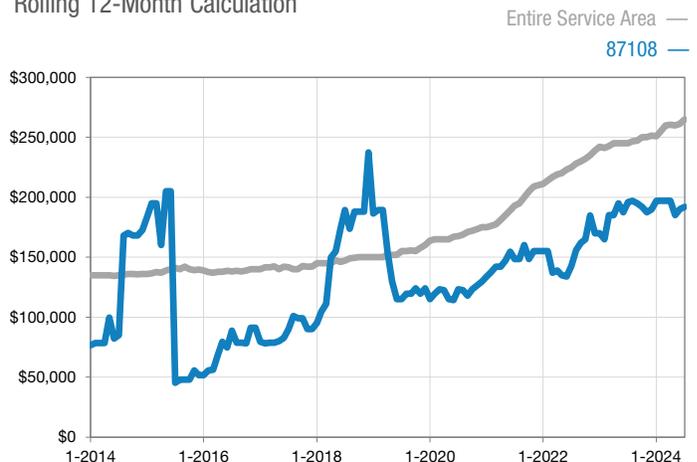
### Median Sales Price - Single-Family Detached

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.