

Local Market Update for July 2024

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



Near South Valley – 90

East of Coors Blvd SW, South of Central Ave / Cesar Chavez, West of I-25, North of Rio Bravo Blvd SW

Single-Family Detached	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	15	22	+ 46.7%	98	114	+ 16.3%
Pending Sales	8	15	+ 87.5%	78	101	+ 29.5%
Closed Sales	13	9	- 30.8%	77	92	+ 19.5%
Days on Market Until Sale	14	15	+ 7.1%	22	28	+ 27.3%
Median Sales Price*	\$286,000	\$220,000	- 23.1%	\$230,000	\$256,000	+ 11.3%
Average Sales Price*	\$293,346	\$245,222	- 16.4%	\$253,310	\$263,378	+ 4.0%
Percent of List Price Received*	98.3%	98.8%	+ 0.5%	98.3%	99.0%	+ 0.7%
Inventory of Homes for Sale	19	24	+ 26.3%	--	--	--
Months Supply of Inventory	1.6	2.0	+ 25.0%	--	--	--

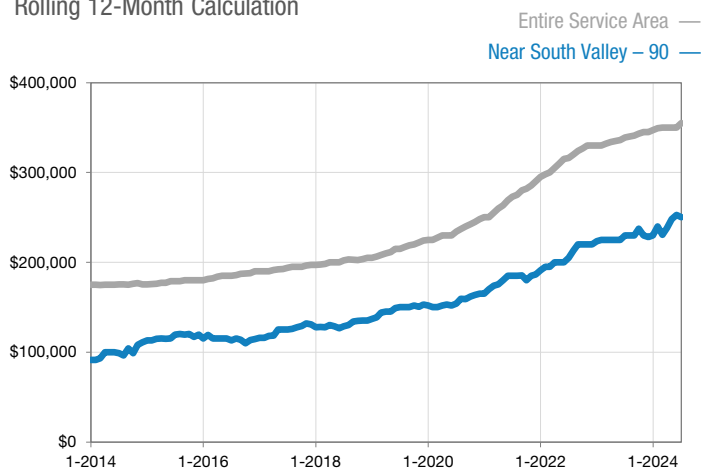
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	0	1	--	2	8	+ 300.0%
Pending Sales	0	1	--	4	6	+ 50.0%
Closed Sales	0	0	0.0%	4	5	+ 25.0%
Days on Market Until Sale	--	--	--	39	36	- 7.7%
Median Sales Price*	--	--	--	\$132,975	\$200,000	+ 50.4%
Average Sales Price*	--	--	--	\$137,738	\$190,500	+ 38.3%
Percent of List Price Received*	--	--	--	93.9%	101.5%	+ 8.1%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	--	1.3	--	--	--	--

* 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.

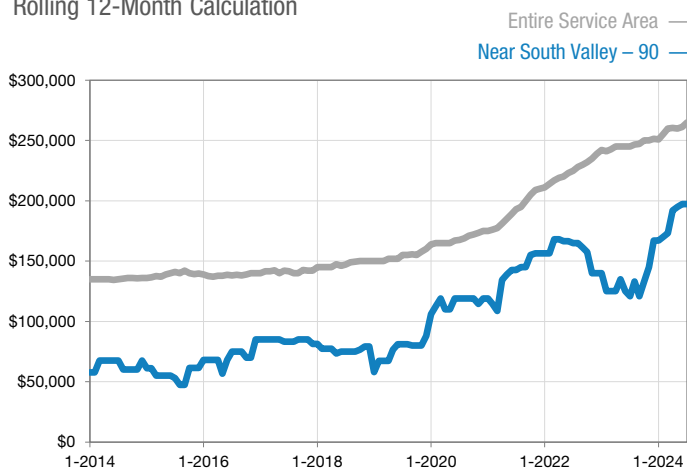
Median Sales Price - Single-Family Detached

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.