

Local Market Update for July 2024

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



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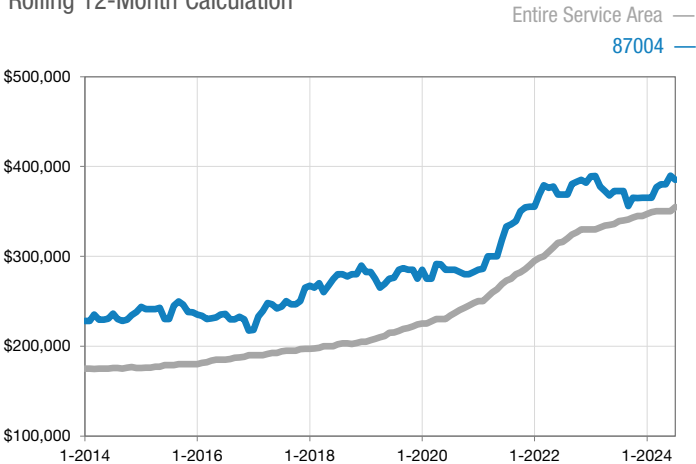
Single-Family Detached	July			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	8	8	0.0%	50	60	+ 20.0%
Pending Sales	5	11	+ 120.0%	43	50	+ 16.3%
Closed Sales	7	4	- 42.9%	39	40	+ 2.6%
Days on Market Until Sale	13	12	- 7.7%	29	31	+ 6.9%
Median Sales Price*	\$390,000	\$300,500	- 22.9%	\$360,000	\$395,000	+ 9.7%
Average Sales Price*	\$409,357	\$332,250	- 18.8%	\$388,726	\$407,533	+ 4.8%
Percent of List Price Received*	99.3%	98.6%	- 0.7%	99.1%	99.0%	- 0.1%
Inventory of Homes for Sale	13	14	+ 7.7%	--	--	--
Months Supply of Inventory	2.1	2.1	0.0%	--	--	--

* 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.

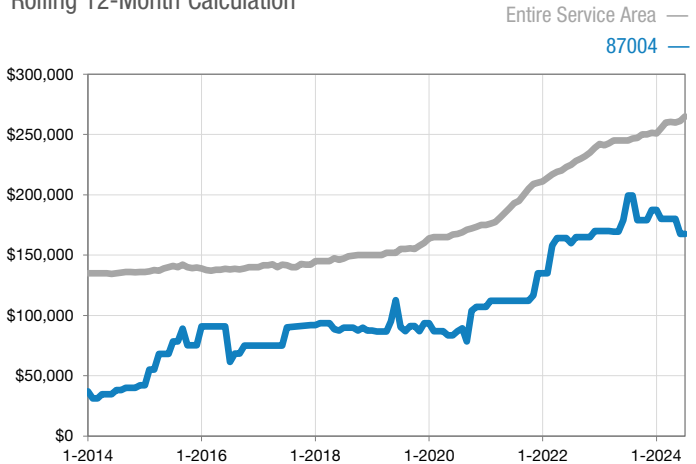
Single-Family Attached	July			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	0	0	0.0%	1	2	+ 100.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	1	1	0.0%
Days on Market Until Sale	--	--	--	1	2	+ 100.0%
Median Sales Price*	--	--	--	\$220,000	\$180,000	- 18.2%
Average Sales Price*	--	--	--	\$220,000	\$180,000	- 18.2%
Percent of List Price Received*	--	--	--	102.3%	95.2%	- 6.9%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	1.0	--	--	--	--

* 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.

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.