

Local Market Update for July 2024

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



Near North Valley – 101

East of Rio Grande River, South of Montgomery Blvd NE / Montano Rd NE, West of I-25, North of I-40

Single-Family Detached	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
Key Metrics						
New Listings	18	25	+ 38.9%	106	155	+ 46.2%
Pending Sales	13	19	+ 46.2%	83	126	+ 51.8%
Closed Sales	14	20	+ 42.9%	83	114	+ 37.3%
Days on Market Until Sale	7	26	+ 271.4%	33	33	0.0%
Median Sales Price*	\$272,000	\$384,719	+ 41.4%	\$310,000	\$340,450	+ 9.8%
Average Sales Price*	\$343,391	\$479,157	+ 39.5%	\$349,231	\$402,211	+ 15.2%
Percent of List Price Received*	102.5%	99.2%	- 3.2%	99.8%	98.5%	- 1.3%
Inventory of Homes for Sale	28	33	+ 17.9%	--	--	--
Months Supply of Inventory	2.1	2.0	- 4.8%	--	--	--

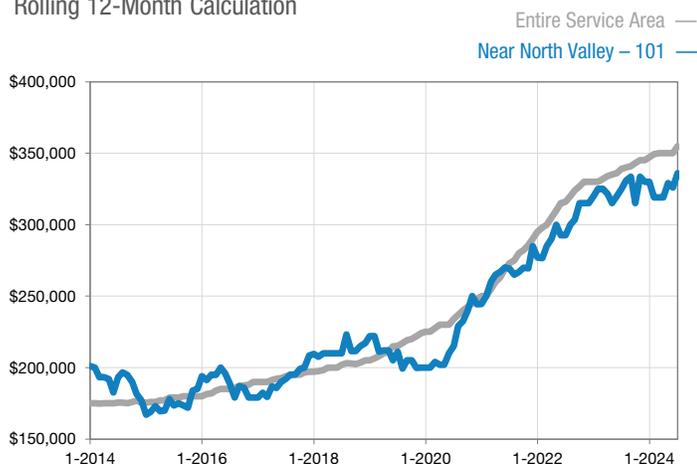
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
Key Metrics						
New Listings	4	5	+ 25.0%	19	37	+ 94.7%
Pending Sales	5	5	0.0%	21	33	+ 57.1%
Closed Sales	3	4	+ 33.3%	18	31	+ 72.2%
Days on Market Until Sale	2	24	+ 1100.0%	31	40	+ 29.0%
Median Sales Price*	\$262,500	\$290,000	+ 10.5%	\$277,500	\$285,000	+ 2.7%
Average Sales Price*	\$237,167	\$287,875	+ 21.4%	\$291,330	\$314,199	+ 7.8%
Percent of List Price Received*	106.3%	102.3%	- 3.8%	101.3%	97.9%	- 3.4%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	2.1	1.1	- 47.6%	--	--	--

* 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.

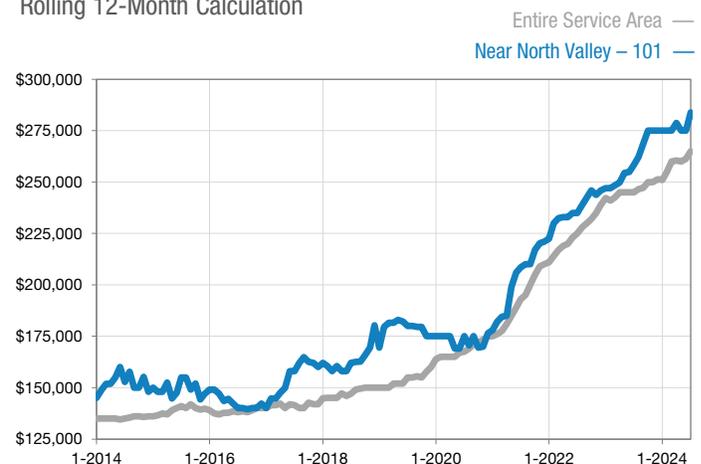
Median Sales Price - Single-Family Detached

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.