

Local Market Update for July 2024

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



87121

Single-Family Detached	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
Key Metrics						
New Listings	54	71	+ 31.5%	394	487	+ 23.6%
Pending Sales	47	65	+ 38.3%	368	425	+ 15.5%
Closed Sales	46	58	+ 26.1%	357	398	+ 11.5%
Days on Market Until Sale	9	25	+ 177.8%	19	28	+ 47.4%
Median Sales Price*	\$270,000	\$299,495	+ 10.9%	\$265,000	\$287,500	+ 8.5%
Average Sales Price*	\$270,286	\$305,060	+ 12.9%	\$273,094	\$293,748	+ 7.6%
Percent of List Price Received*	101.7%	99.8%	- 1.9%	100.4%	99.8%	- 0.6%
Inventory of Homes for Sale	57	86	+ 50.9%	--	--	--
Months Supply of Inventory	1.1	1.5	+ 36.4%	--	--	--

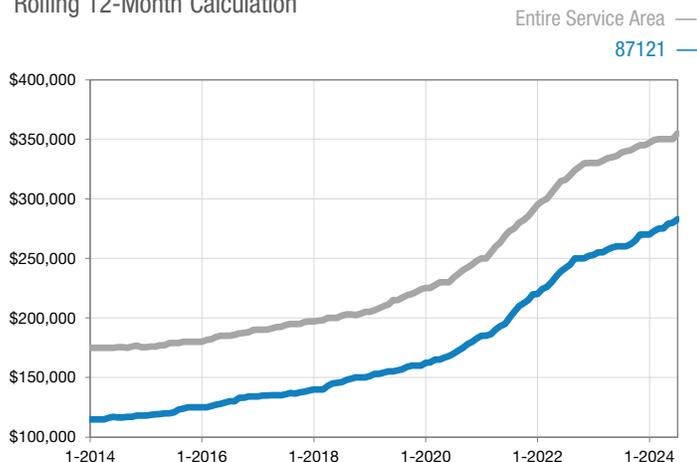
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
Key Metrics						
New Listings	1	2	+ 100.0%	5	9	+ 80.0%
Pending Sales	1	1	0.0%	8	8	0.0%
Closed Sales	1	0	- 100.0%	6	7	+ 16.7%
Days on Market Until Sale	6	--	--	20	5	- 75.0%
Median Sales Price*	\$192,000	--	--	\$207,500	\$225,000	+ 8.4%
Average Sales Price*	\$192,000	--	--	\$215,000	\$198,071	- 7.9%
Percent of List Price Received*	103.8%	--	--	100.9%	97.7%	- 3.2%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.8	0.7	- 12.5%	--	--	--

* 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.

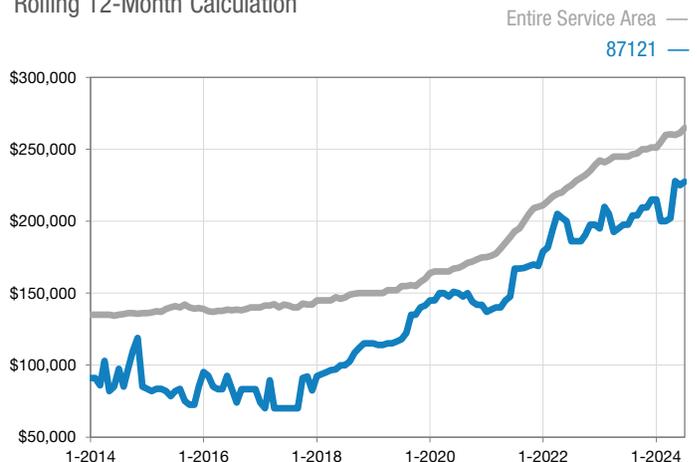
Median Sales Price - Single-Family Detached

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.