

Local Market Update for July 2024

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



87109

Single-Family Detached	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
Key Metrics						
New Listings	23	34	+ 47.8%	174	176	+ 1.1%
Pending Sales	28	20	- 28.6%	161	145	- 9.9%
Closed Sales	20	31	+ 55.0%	145	142	- 2.1%
Days on Market Until Sale	7	10	+ 42.9%	15	22	+ 46.7%
Median Sales Price*	\$373,250	\$422,917	+ 13.3%	\$386,000	\$405,000	+ 4.9%
Average Sales Price*	\$405,825	\$441,888	+ 8.9%	\$412,681	\$430,295	+ 4.3%
Percent of List Price Received*	101.9%	100.3%	- 1.6%	100.5%	99.5%	- 1.0%
Inventory of Homes for Sale	23	32	+ 39.1%	--	--	--
Months Supply of Inventory	1.2	1.6	+ 33.3%	--	--	--

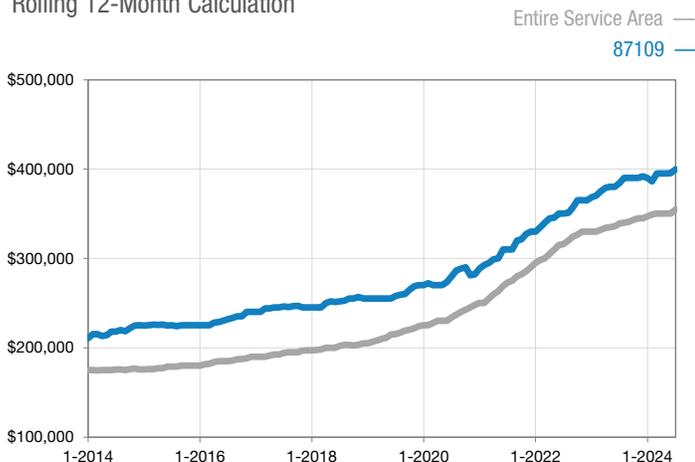
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
Key Metrics						
New Listings	10	18	+ 80.0%	82	120	+ 46.3%
Pending Sales	6	12	+ 100.0%	74	91	+ 23.0%
Closed Sales	11	8	- 27.3%	72	86	+ 19.4%
Days on Market Until Sale	22	14	- 36.4%	17	18	+ 5.9%
Median Sales Price*	\$265,000	\$268,250	+ 1.2%	\$267,128	\$272,500	+ 2.0%
Average Sales Price*	\$224,227	\$241,875	+ 7.9%	\$244,523	\$249,869	+ 2.2%
Percent of List Price Received*	99.7%	98.6%	- 1.1%	100.7%	98.7%	- 2.0%
Inventory of Homes for Sale	10	27	+ 170.0%	--	--	--
Months Supply of Inventory	1.0	2.5	+ 150.0%	--	--	--

* 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.

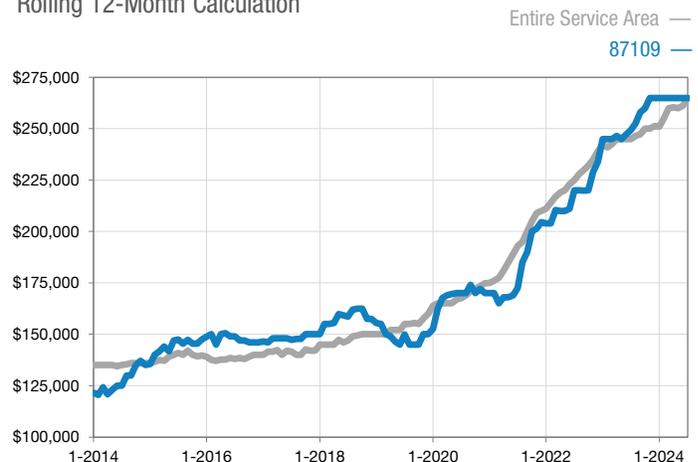
Median Sales Price - Single-Family Detached

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.