

Local Market Update for July 2024

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



87110

Single-Family Detached	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
Key Metrics						
New Listings	38	50	+ 31.6%	271	323	+ 19.2%
Pending Sales	41	35	- 14.6%	247	260	+ 5.3%
Closed Sales	44	40	- 9.1%	236	246	+ 4.2%
Days on Market Until Sale	10	16	+ 60.0%	17	24	+ 41.2%
Median Sales Price*	\$305,500	\$345,000	+ 12.9%	\$301,000	\$327,000	+ 8.6%
Average Sales Price*	\$324,981	\$363,420	+ 11.8%	\$317,836	\$349,217	+ 9.9%
Percent of List Price Received*	100.1%	100.1%	0.0%	99.7%	99.1%	- 0.6%
Inventory of Homes for Sale	34	63	+ 85.3%	--	--	--
Months Supply of Inventory	1.0	1.9	+ 90.0%	--	--	--

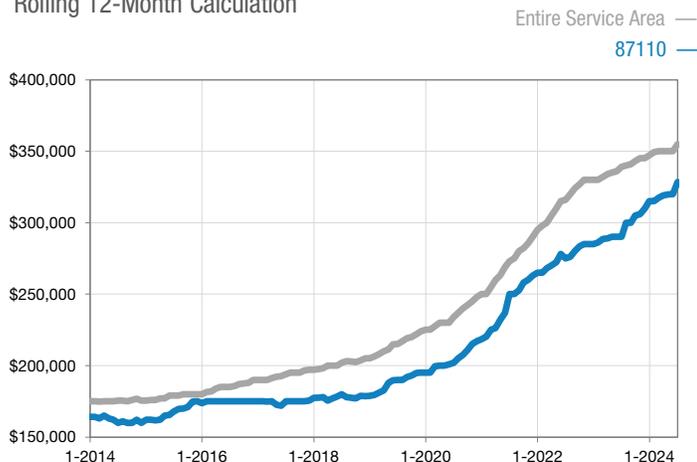
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
Key Metrics						
New Listings	3	3	0.0%	29	24	- 17.2%
Pending Sales	4	4	0.0%	25	20	- 20.0%
Closed Sales	4	3	- 25.0%	24	18	- 25.0%
Days on Market Until Sale	9	38	+ 322.2%	8	17	+ 112.5%
Median Sales Price*	\$147,750	\$189,000	+ 27.9%	\$165,250	\$183,000	+ 10.7%
Average Sales Price*	\$177,625	\$203,000	+ 14.3%	\$174,454	\$207,583	+ 19.0%
Percent of List Price Received*	94.9%	95.1%	+ 0.2%	98.6%	98.3%	- 0.3%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	1.3	1.2	- 7.7%	--	--	--

* 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.

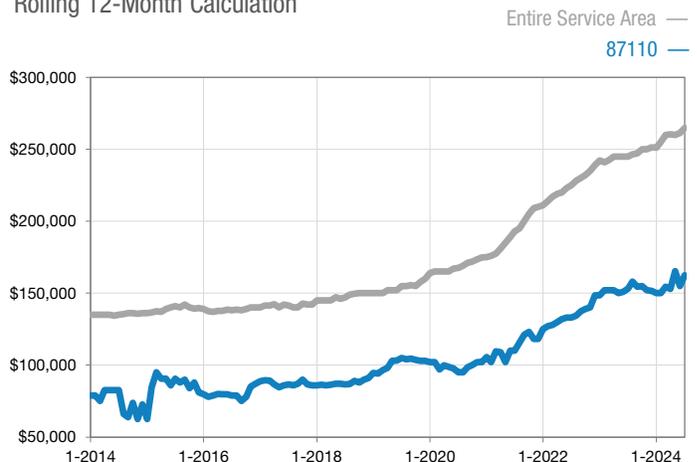
Median Sales Price - Single-Family Detached

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.