

Local Market Update for July 2024

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



87122

Single-Family Detached	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
Key Metrics						
New Listings	38	27	- 28.9%	187	201	+ 7.5%
Pending Sales	31	18	- 41.9%	152	158	+ 3.9%
Closed Sales	27	32	+ 18.5%	145	148	+ 2.1%
Days on Market Until Sale	22	25	+ 13.6%	24	27	+ 12.5%
Median Sales Price*	\$810,000	\$672,500	- 17.0%	\$720,000	\$731,575	+ 1.6%
Average Sales Price*	\$914,677	\$734,047	- 19.7%	\$800,647	\$810,164	+ 1.2%
Percent of List Price Received*	98.9%	97.6%	- 1.3%	99.0%	98.8%	- 0.2%
Inventory of Homes for Sale	30	44	+ 46.7%	--	--	--
Months Supply of Inventory	1.5	2.1	+ 40.0%	--	--	--

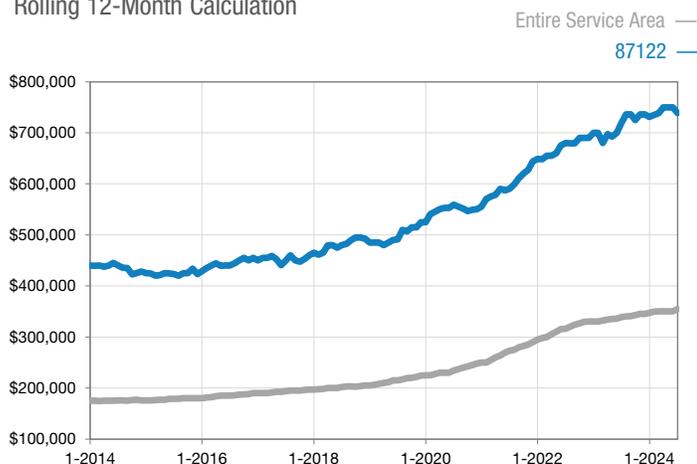
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
Key Metrics						
New Listings	1	0	- 100.0%	5	7	+ 40.0%
Pending Sales	0	0	0.0%	3	5	+ 66.7%
Closed Sales	0	0	0.0%	4	6	+ 50.0%
Days on Market Until Sale	--	--	--	4	25	+ 525.0%
Median Sales Price*	--	--	--	\$317,950	\$378,500	+ 19.0%
Average Sales Price*	--	--	--	\$363,975	\$422,000	+ 15.9%
Percent of List Price Received*	--	--	--	110.6%	97.9%	- 11.5%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.4%	--	--	--

* 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.

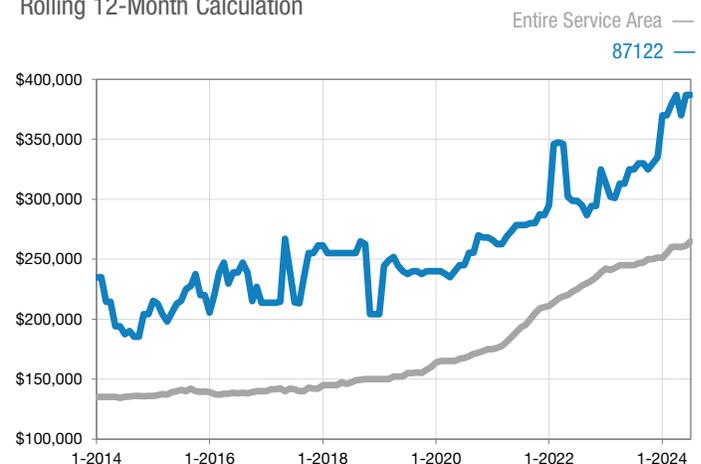
Median Sales Price - Single-Family Detached

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.