

# Local Market Update for July 2024

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



## 87104

Single-Family Detached	July			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	11	7	- 36.4%	44	75	+ 70.5%
Pending Sales	5	5	0.0%	31	53	+ 71.0%
Closed Sales	3	10	+ 233.3%	31	51	+ 64.5%
Days on Market Until Sale	14	35	+ 150.0%	33	36	+ 9.1%
Median Sales Price*	\$871,955	<b>\$396,500</b>	- 54.5%	\$420,000	<b>\$380,000</b>	- 9.5%
Average Sales Price*	\$659,785	<b>\$432,250</b>	- 34.5%	\$530,614	<b>\$459,989</b>	- 13.3%
Percent of List Price Received*	100.7%	<b>98.0%</b>	- 2.7%	98.5%	<b>98.2%</b>	- 0.3%
Inventory of Homes for Sale	13	21	+ 61.5%	--	--	--
Months Supply of Inventory	2.4	3.1	+ 29.2%	--	--	--

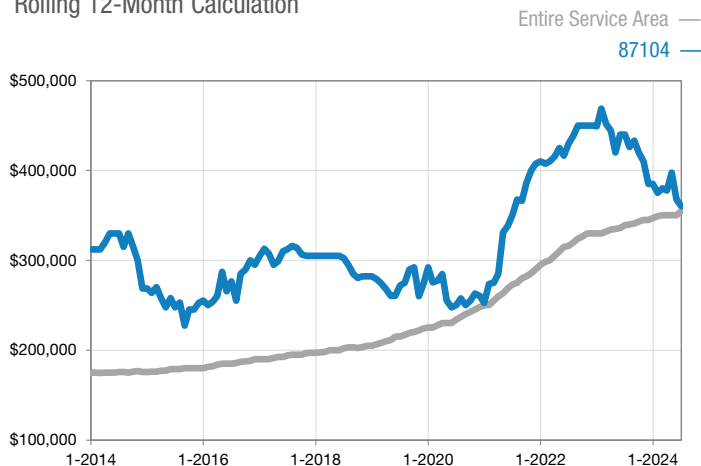
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	2	2	0.0%	19	16	- 15.8%
Pending Sales	1	1	0.0%	17	12	- 29.4%
Closed Sales	1	2	+ 100.0%	17	13	- 23.5%
Days on Market Until Sale	44	3	- 93.2%	17	15	- 11.8%
Median Sales Price*	\$560,000	<b>\$285,750</b>	- 49.0%	\$345,000	<b>\$320,000</b>	- 7.2%
Average Sales Price*	\$560,000	<b>\$285,750</b>	- 49.0%	\$394,237	<b>\$310,885</b>	- 21.1%
Percent of List Price Received*	100.2%	<b>106.6%</b>	+ 6.4%	99.0%	<b>99.7%</b>	+ 0.7%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	1.3	2.0	+ 53.8%	--	--	--

\* 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.

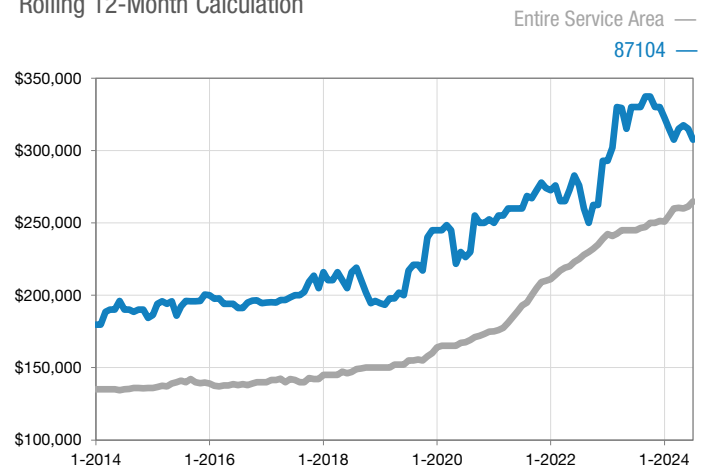
### Median Sales Price - Single-Family Detached

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.