

Local Market Update for July 2024

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



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Single-Family Detached	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
Key Metrics						
New Listings	53	47	- 11.3%	288	327	+ 13.5%
Pending Sales	49	46	- 6.1%	274	273	- 0.4%
Closed Sales	42	46	+ 9.5%	264	267	+ 1.1%
Days on Market Until Sale	8	24	+ 200.0%	20	24	+ 20.0%
Median Sales Price*	\$319,952	\$317,500	- 0.8%	\$300,000	\$315,000	+ 5.0%
Average Sales Price*	\$364,771	\$341,535	- 6.4%	\$329,048	\$341,036	+ 3.6%
Percent of List Price Received*	100.7%	99.3%	- 1.4%	99.8%	99.1%	- 0.7%
Inventory of Homes for Sale	32	60	+ 87.5%	--	--	--
Months Supply of Inventory	0.8	1.6	+ 100.0%	--	--	--

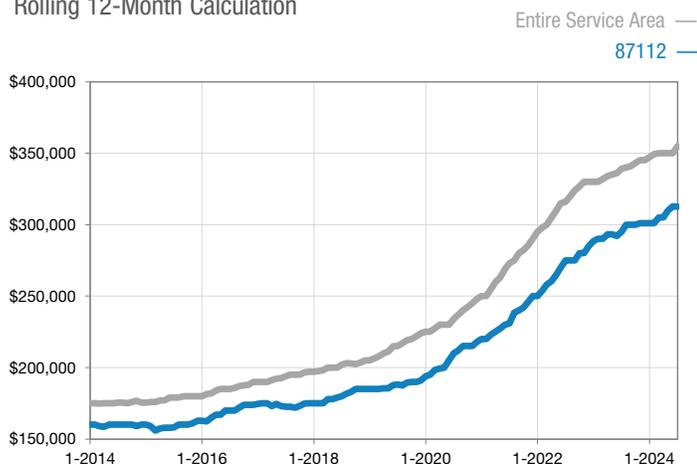
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
Key Metrics						
New Listings	4	5	+ 25.0%	36	34	- 5.6%
Pending Sales	6	5	- 16.7%	30	31	+ 3.3%
Closed Sales	7	5	- 28.6%	36	29	- 19.4%
Days on Market Until Sale	11	23	+ 109.1%	21	14	- 33.3%
Median Sales Price*	\$243,000	\$270,000	+ 11.1%	\$246,000	\$261,000	+ 6.1%
Average Sales Price*	\$233,571	\$263,970	+ 13.0%	\$234,290	\$247,371	+ 5.6%
Percent of List Price Received*	100.9%	99.6%	- 1.3%	100.7%	100.2%	- 0.5%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	0.9	1.2	+ 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.

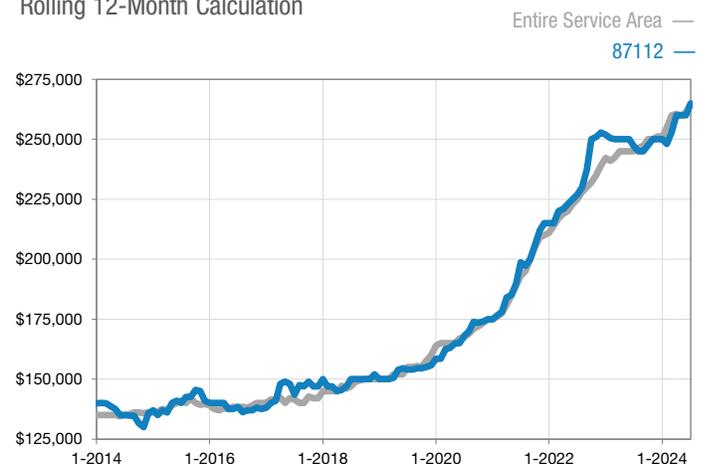
Median Sales Price - Single-Family Detached

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.