

Local Market Update for July 2024

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



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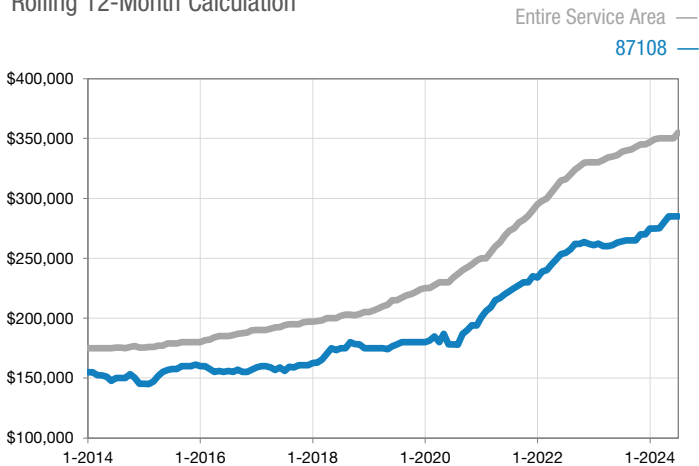
Single-Family Detached	July			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	28	30	+ 7.1%	172	165	- 4.1%
Pending Sales	22	24	+ 9.1%	139	127	- 8.6%
Closed Sales	20	18	- 10.0%	134	116	- 13.4%
Days on Market Until Sale	20	15	- 25.0%	22	26	+ 18.2%
Median Sales Price*	\$322,250	\$274,000	- 15.0%	\$267,500	\$299,500	+ 12.0%
Average Sales Price*	\$339,265	\$293,633	- 13.5%	\$303,973	\$333,398	+ 9.7%
Percent of List Price Received*	98.3%	98.5%	+ 0.2%	100.0%	99.3%	- 0.7%
Inventory of Homes for Sale	35	40	+ 14.3%	--	--	--
Months Supply of Inventory	1.9	2.1	+ 10.5%	--	--	--

* 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.

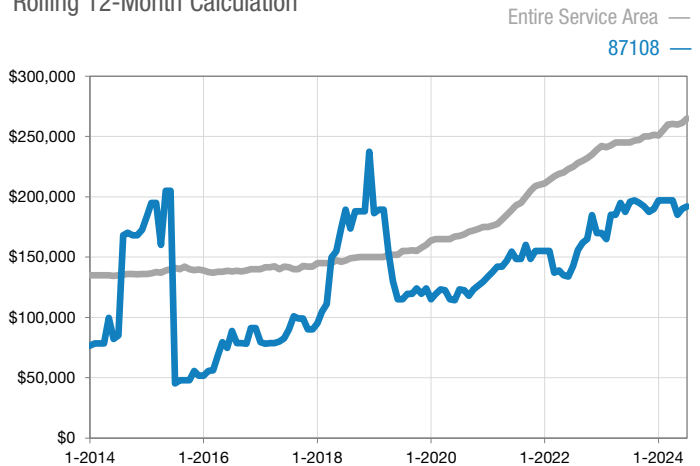
Single-Family Attached	July			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	7	1	- 85.7%	31	19	- 38.7%
Pending Sales	6	3	- 50.0%	21	21	0.0%
Closed Sales	3	5	+ 66.7%	19	20	+ 5.3%
Days on Market Until Sale	2	12	+ 500.0%	22	44	+ 100.0%
Median Sales Price*	\$197,000	\$240,000	+ 21.8%	\$203,000	\$227,500	+ 12.1%
Average Sales Price*	\$255,667	\$237,200	- 7.2%	\$226,468	\$227,875	+ 0.6%
Percent of List Price Received*	102.4%	99.3%	- 3.0%	99.6%	97.2%	- 2.4%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	2.8	1.1	- 60.7%	--	--	--

* 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.