

Local Market Update for July 2024

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



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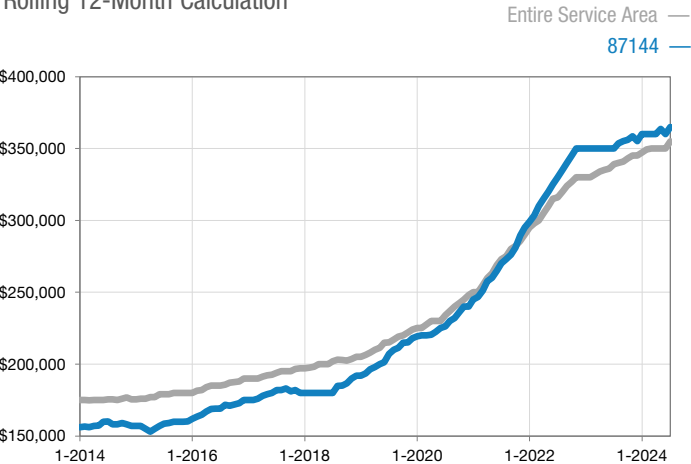
| Single-Family Detached | July | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2023 | 2024 | Percent Change | Thru 7-2023 | Thru 7-2024 | Percent Change |
| New Listings | 104 | 110 | + 5.8% | 706 | 811 | + 14.9% |
| Pending Sales | 83 | 99 | + 19.3% | 595 | 628 | + 5.5% |
| Closed Sales | 79 | 102 | + 29.1% | 565 | 592 | + 4.8% |
| Days on Market Until Sale | 29 | 44 | + 51.7% | 36 | 39 | + 8.3% |
| Median Sales Price* | \$352,500 | \$386,653 | + 9.7% | \$350,250 | \$365,498 | + 4.4% |
| Average Sales Price* | \$391,918 | \$415,143 | + 5.9% | \$386,872 | \$397,201 | + 2.7% |
| Percent of List Price Received* | 99.9% | 98.6% | - 1.3% | 99.8% | 99.3% | - 0.5% |
| Inventory of Homes for Sale | 153 | 194 | + 26.8% | -- | -- | -- |
| Months Supply of Inventory | 1.9 | 2.3 | + 21.1% | -- | -- | -- |

* 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.

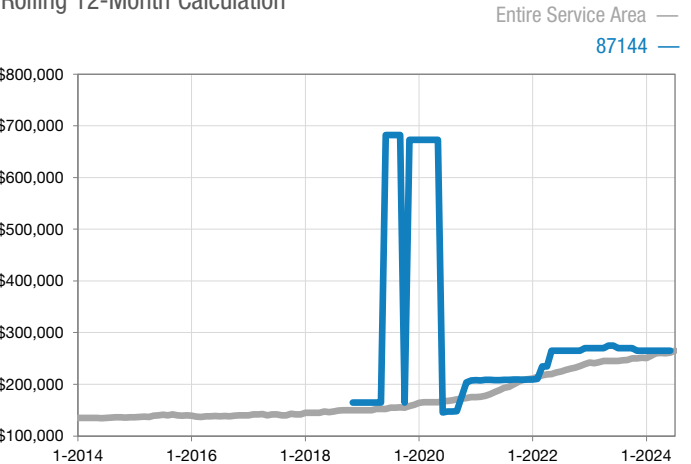
| Single-Family Attached | July | | | Year to Date | | |
|---------------------------------|-----------|------|----------------|--------------|-------------|----------------|
| Key Metrics | 2023 | 2024 | Percent Change | Thru 7-2023 | Thru 7-2024 | Percent Change |
| New Listings | 0 | 0 | 0.0% | 1 | 3 | + 200.0% |
| Pending Sales | 0 | 0 | 0.0% | 1 | 0 | - 100.0% |
| Closed Sales | 1 | 0 | - 100.0% | 1 | 0 | - 100.0% |
| Days on Market Until Sale | 2 | -- | -- | 2 | -- | -- |
| Median Sales Price* | \$265,000 | -- | -- | \$265,000 | -- | -- |
| Average Sales Price* | \$265,000 | -- | -- | \$265,000 | -- | -- |
| Percent of List Price Received* | 100.0% | -- | -- | 100.0% | -- | -- |
| Inventory of Homes for Sale | 0 | 3 | -- | -- | -- | -- |
| Months Supply of Inventory | -- | -- | -- | -- | -- | -- |

* 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.