

Local Market Update for July 2024

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



Northwest Heights – 110

East of Paseo del Volcan, South of Paseo del Norte Blvd NE, West of Coors Blvd NW / Rio Grande River, North of Unser Blvd NW

Single-Family Detached	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	57	60	+ 5.3%	425	469	+ 10.4%
Pending Sales	46	54	+ 17.4%	344	370	+ 7.6%
Closed Sales	41	60	+ 46.3%	327	346	+ 5.8%
Days on Market Until Sale	23	27	+ 17.4%	30	39	+ 30.0%
Median Sales Price*	\$410,000	\$437,700	+ 6.8%	\$399,000	\$425,000	+ 6.5%
Average Sales Price*	\$458,285	\$466,742	+ 1.8%	\$432,468	\$460,417	+ 6.5%
Percent of List Price Received*	99.6%	99.2%	- 0.4%	99.9%	99.1%	- 0.8%
Inventory of Homes for Sale	95	96	+ 1.1%	--	--	--
Months Supply of Inventory	2.0	2.0	0.0%	--	--	--

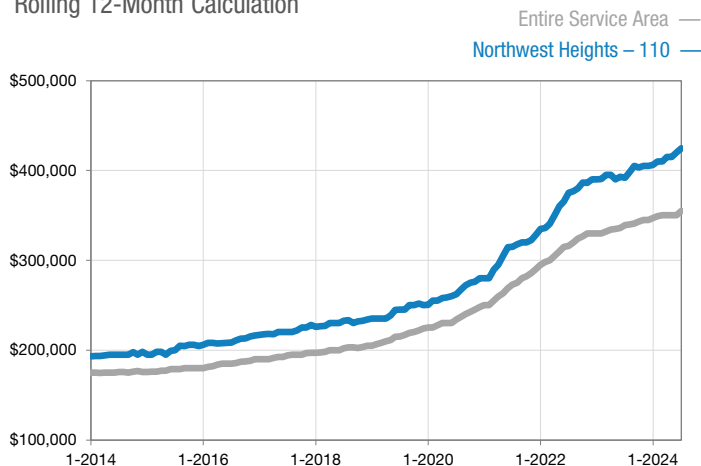
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	0	2	--	22	19	- 13.6%
Pending Sales	0	3	--	19	17	- 10.5%
Closed Sales	5	3	- 40.0%	18	16	- 11.1%
Days on Market Until Sale	10	3	- 70.0%	21	27	+ 28.6%
Median Sales Price*	\$309,000	\$245,000	- 20.7%	\$377,500	\$352,250	- 6.7%
Average Sales Price*	\$345,200	\$278,333	- 19.4%	\$347,731	\$367,344	+ 5.6%
Percent of List Price Received*	99.6%	97.9%	- 1.7%	99.4%	98.7%	- 0.7%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	1.7	1.8	+ 5.9%	--	--	--

* 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.

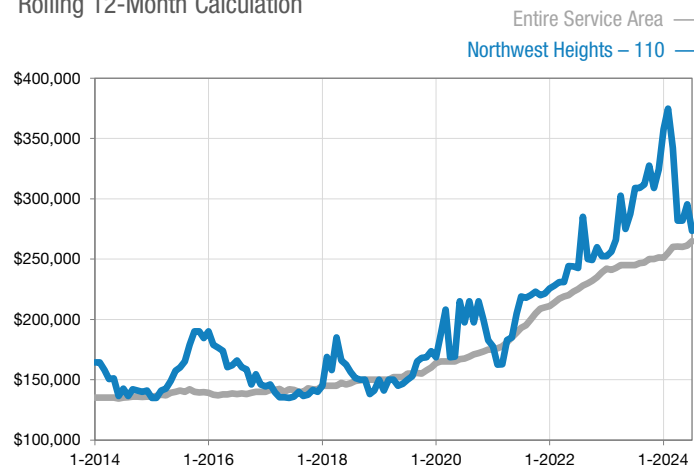
Median Sales Price - Single-Family Detached

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.