Local Market Update for July 2024

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

gaar

Manzano Mountain – 231

North of Hwy 55 / CR B076, South of CR A072, West of Riley Rd (CRA 027), East of Manzano Mountains

Single-Family Detached

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	0	0	0.0%	6	7	+ 16.7%
Pending Sales	1	1	0.0%	2	3	+ 50.0%
Closed Sales	1	1	0.0%	2	3	+ 50.0%
Days on Market Until Sale	53	111	+ 109.4%	59	61	+ 3.4%
Median Sales Price*	$165,000	$290,000	+ 75.8%	$932,500	$305,000	- 67.3%
Average Sales Price*	$165,000	$290,000	+ 75.8%	$932,500	$323,000	- 65.4%
Percent of List Price Received*	94.3%	87.9%	- 6.8%	94.4%	96.2%	+ 1.9%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	3.3	2.6	- 21.2%	--	--	--

* 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.
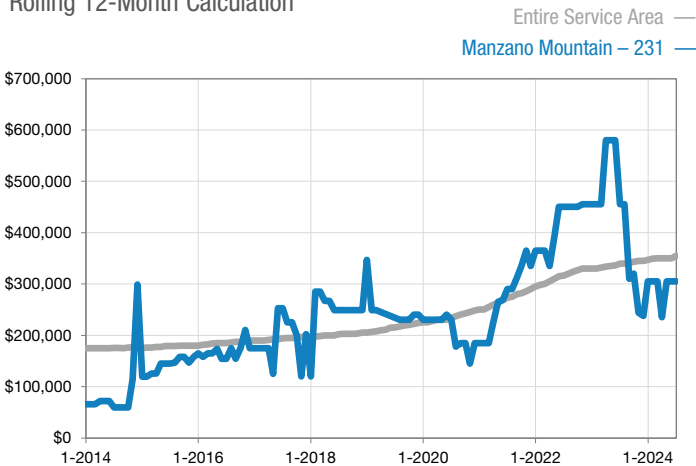
Single-Family Attached

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
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.
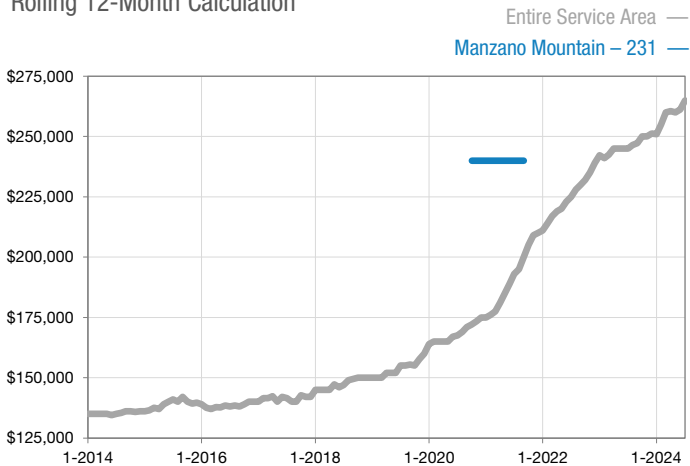
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Manzano Mountain – 231 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
Manzano Mountain – 231 —

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.