

Local Market Update for July 2024

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



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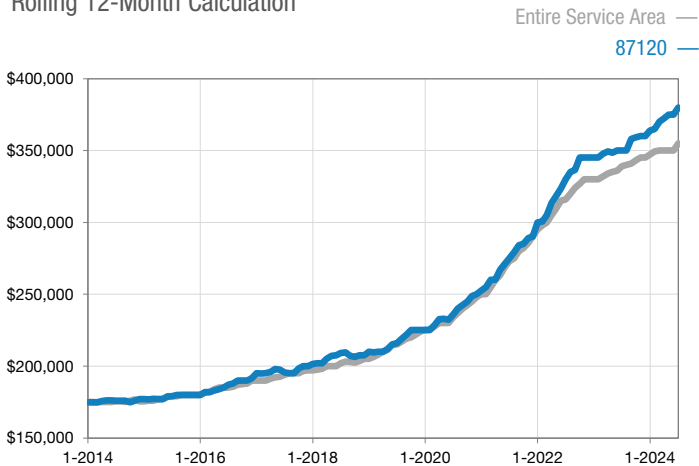
Single-Family Detached	July			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	78	91	+ 16.7%	545	603	+ 10.6%
Pending Sales	69	85	+ 23.2%	447	490	+ 9.6%
Closed Sales	66	83	+ 25.8%	419	445	+ 6.2%
Days on Market Until Sale	15	23	+ 53.3%	23	33	+ 43.5%
Median Sales Price*	\$360,000	\$399,000	+ 10.8%	\$360,000	\$387,500	+ 7.6%
Average Sales Price*	\$415,020	\$436,176	+ 5.1%	\$401,477	\$432,130	+ 7.6%
Percent of List Price Received*	99.8%	99.6%	- 0.2%	100.0%	99.3%	- 0.7%
Inventory of Homes for Sale	104	120	+ 15.4%	--	--	--
Months Supply of Inventory	1.6	1.9	+ 18.8%	--	--	--

* 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.

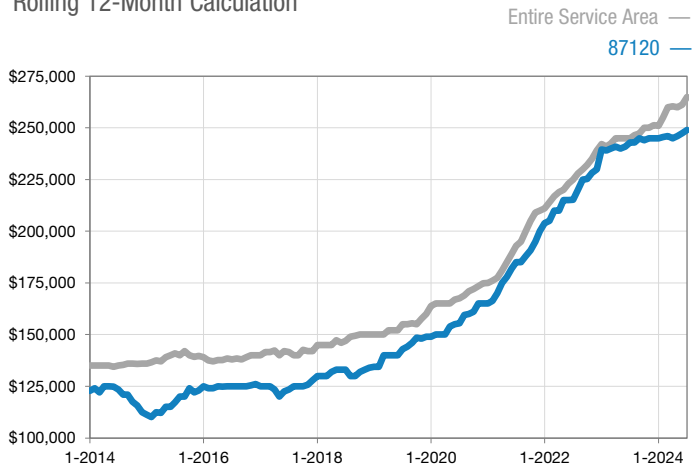
Single-Family Attached	July			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	8	6	- 25.0%	69	70	+ 1.4%
Pending Sales	8	10	+ 25.0%	73	61	- 16.4%
Closed Sales	16	9	- 43.8%	74	55	- 25.7%
Days on Market Until Sale	5	11	+ 120.0%	19	13	- 31.6%
Median Sales Price*	\$242,500	\$250,000	+ 3.1%	\$245,000	\$251,000	+ 2.4%
Average Sales Price*	\$277,906	\$293,556	+ 5.6%	\$275,730	\$287,083	+ 4.1%
Percent of List Price Received*	100.5%	98.2%	- 2.3%	100.1%	99.3%	- 0.8%
Inventory of Homes for Sale	4	7	+ 75.0%	--	--	--
Months Supply of Inventory	0.4	0.9	+ 125.0%	--	--	--

* 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.

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.