

Local Market Update for July 2024

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



87106

Single-Family Detached	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
Key Metrics						
New Listings	25	26	+ 4.0%	147	164	+ 11.6%
Pending Sales	21	33	+ 57.1%	128	131	+ 2.3%
Closed Sales	20	20	0.0%	113	107	- 5.3%
Days on Market Until Sale	15	21	+ 40.0%	27	25	- 7.4%
Median Sales Price*	\$365,000	\$375,500	+ 2.9%	\$377,500	\$397,000	+ 5.2%
Average Sales Price*	\$426,074	\$437,225	+ 2.6%	\$403,508	\$416,728	+ 3.3%
Percent of List Price Received*	100.0%	99.3%	- 0.7%	98.8%	98.7%	- 0.1%
Inventory of Homes for Sale	24	39	+ 62.5%	--	--	--
Months Supply of Inventory	1.4	2.3	+ 64.3%	--	--	--

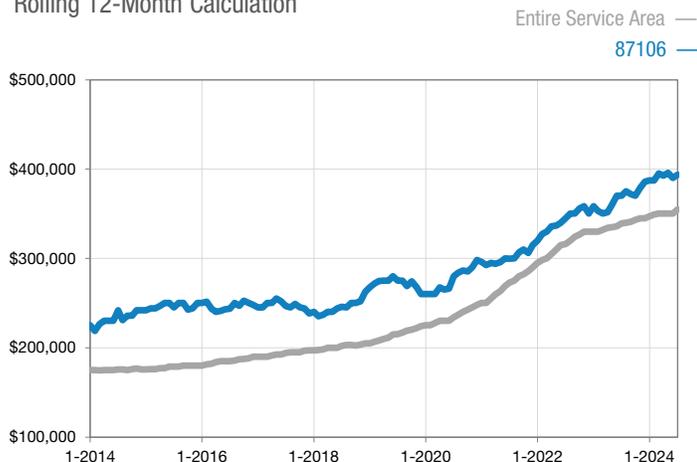
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
Key Metrics						
New Listings	3	2	- 33.3%	25	19	- 24.0%
Pending Sales	3	2	- 33.3%	23	12	- 47.8%
Closed Sales	2	1	- 50.0%	20	11	- 45.0%
Days on Market Until Sale	16	39	+ 143.8%	27	29	+ 7.4%
Median Sales Price*	\$350,000	\$70,000	- 80.0%	\$218,000	\$113,500	- 47.9%
Average Sales Price*	\$350,000	\$70,000	- 80.0%	\$216,870	\$214,364	- 1.2%
Percent of List Price Received*	96.1%	95.9%	- 0.2%	99.4%	98.5%	- 0.9%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	2.2	2.2	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.

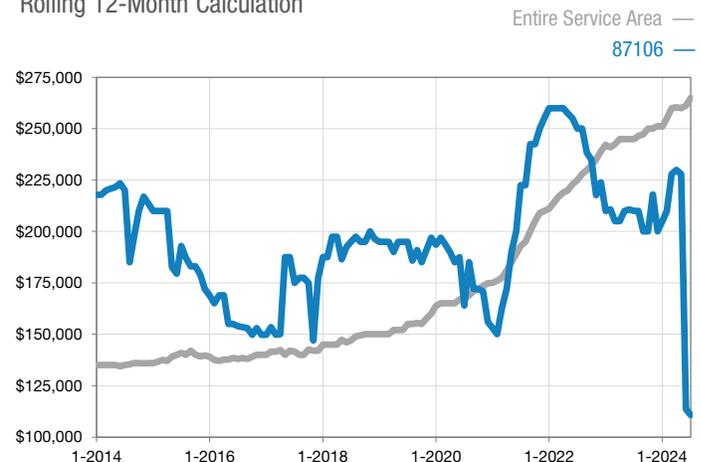
Median Sales Price - Single-Family Detached

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.