

Local Market Update for July 2024

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



Fairgrounds – 70

East of San Mateo Blvd NE, South of I-40, West of Wyoming Blvd NE, North of Central Ave

Single-Family Detached	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
Key Metrics						
New Listings	15	18	+ 20.0%	88	90	+ 2.3%
Pending Sales	16	12	- 25.0%	74	70	- 5.4%
Closed Sales	14	9	- 35.7%	61	65	+ 6.6%
Days on Market Until Sale	13	34	+ 161.5%	16	26	+ 62.5%
Median Sales Price*	\$257,750	\$260,000	+ 0.9%	\$267,000	\$287,500	+ 7.7%
Average Sales Price*	\$266,711	\$264,833	- 0.7%	\$267,327	\$289,875	+ 8.4%
Percent of List Price Received*	98.9%	101.7%	+ 2.8%	100.5%	98.9%	- 1.6%
Inventory of Homes for Sale	12	17	+ 41.7%	--	--	--
Months Supply of Inventory	1.1	1.7	+ 54.5%	--	--	--

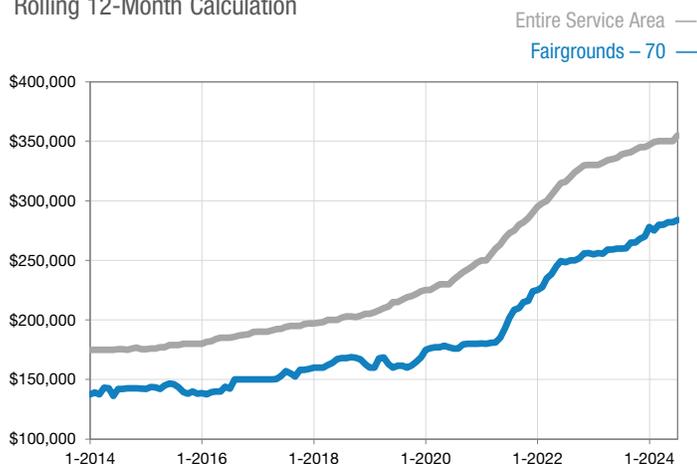
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
Key Metrics						
New Listings	0	1	--	4	6	+ 50.0%
Pending Sales	0	1	--	4	6	+ 50.0%
Closed Sales	0	2	--	4	5	+ 25.0%
Days on Market Until Sale	--	6	--	4	4	0.0%
Median Sales Price*	--	\$251,000	--	\$249,000	\$255,000	+ 2.4%
Average Sales Price*	--	\$251,000	--	\$218,475	\$254,400	+ 16.4%
Percent of List Price Received*	--	102.4%	--	99.7%	100.1%	+ 0.4%
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.

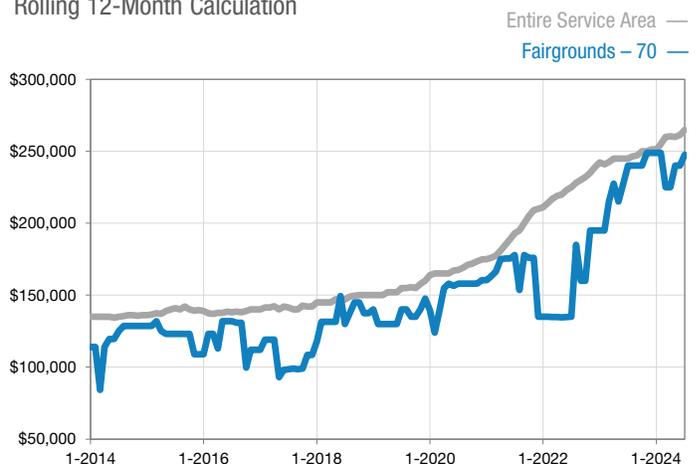
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.