

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 | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2023 | 2024 | Percent Change | Thru 7-2023 | Thru 7-2024 | Percent Change |
| 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% | -- | -- | -- |

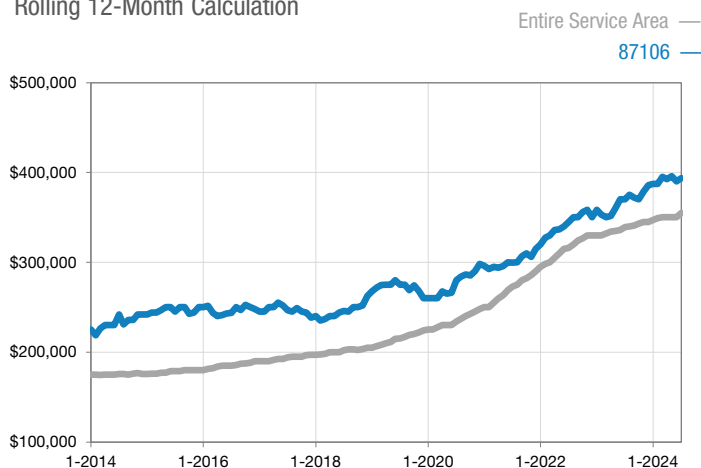
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | July | | | Year to Date | | |
|---------------------------------|-----------|----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2023 | 2024 | Percent Change | Thru 7-2023 | Thru 7-2024 | Percent Change |
| 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% | -- | -- | -- |

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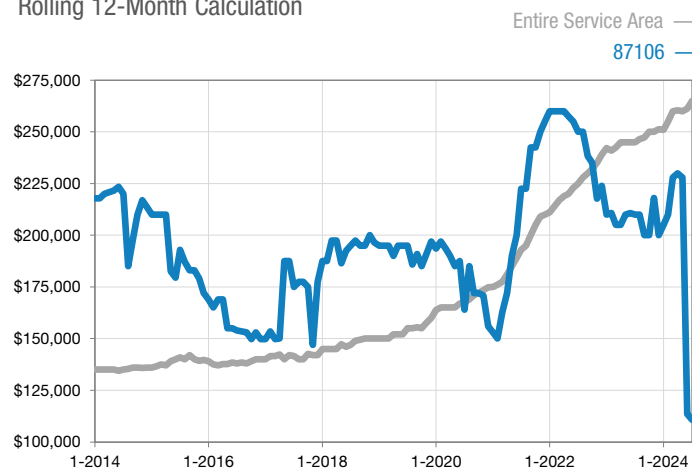
Median Sales Price - Single-Family Detached

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.