

Local Market Update for July 2024

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



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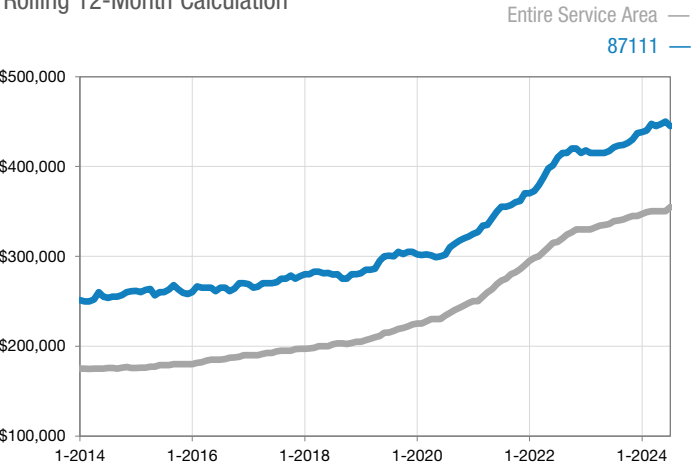
Single-Family Detached	July			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	63	86	+ 36.5%	381	408	+ 7.1%
Pending Sales	49	66	+ 34.7%	338	329	- 2.7%
Closed Sales	60	46	- 23.3%	322	281	- 12.7%
Days on Market Until Sale	9	13	+ 44.4%	17	21	+ 23.5%
Median Sales Price*	\$463,500	\$458,000	- 1.2%	\$436,500	\$450,000	+ 3.1%
Average Sales Price*	\$549,844	\$582,795	+ 6.0%	\$510,010	\$526,352	+ 3.2%
Percent of List Price Received*	101.1%	99.8%	- 1.3%	100.2%	99.4%	- 0.8%
Inventory of Homes for Sale	63	84	+ 33.3%	--	--	--
Months Supply of Inventory	1.4	1.9	+ 35.7%	--	--	--

* 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.

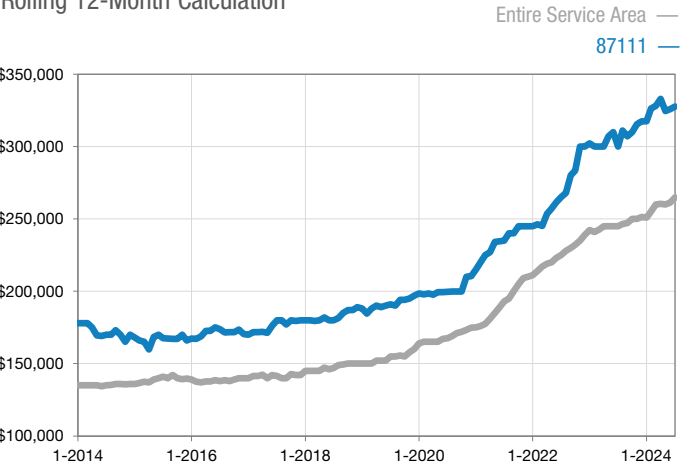
Single-Family Attached	July			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	22	16	- 27.3%	99	104	+ 5.1%
Pending Sales	15	17	+ 13.3%	92	88	- 4.3%
Closed Sales	15	15	0.0%	88	79	- 10.2%
Days on Market Until Sale	3	18	+ 500.0%	10	18	+ 80.0%
Median Sales Price*	\$255,000	\$318,500	+ 24.9%	\$298,000	\$323,000	+ 8.4%
Average Sales Price*	\$294,327	\$314,100	+ 6.7%	\$300,095	\$323,482	+ 7.8%
Percent of List Price Received*	101.1%	101.0%	- 0.1%	100.6%	99.0%	- 1.6%
Inventory of Homes for Sale	12	22	+ 83.3%	--	--	--
Months Supply of Inventory	0.9	2.0	+ 122.2%	--	--	--

* 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.

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.