

Local Market Update for July 2024

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



Albuquerque Acres West – 21

East of I-25, South of Tramway Rd, West of Ventura St NE, North of Paseo del Norte Blvd NE

Single-Family Detached	July			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	20	16	- 20.0%	114	100	- 12.3%
Pending Sales	17	12	- 29.4%	90	76	- 15.6%
Closed Sales	17	16	- 5.9%	87	71	- 18.4%
Days on Market Until Sale	4	50	+ 1150.0%	13	28	+ 115.4%
Median Sales Price*	\$543,250	\$580,500	+ 6.9%	\$535,000	\$580,000	+ 8.4%
Average Sales Price*	\$635,082	\$616,929	- 2.9%	\$573,477	\$614,020	+ 7.1%
Percent of List Price Received*	100.8%	99.8%	- 1.0%	100.2%	100.1%	- 0.1%
Inventory of Homes for Sale	19	26	+ 36.8%	--	--	--
Months Supply of Inventory	1.5	2.6	+ 73.3%	--	--	--

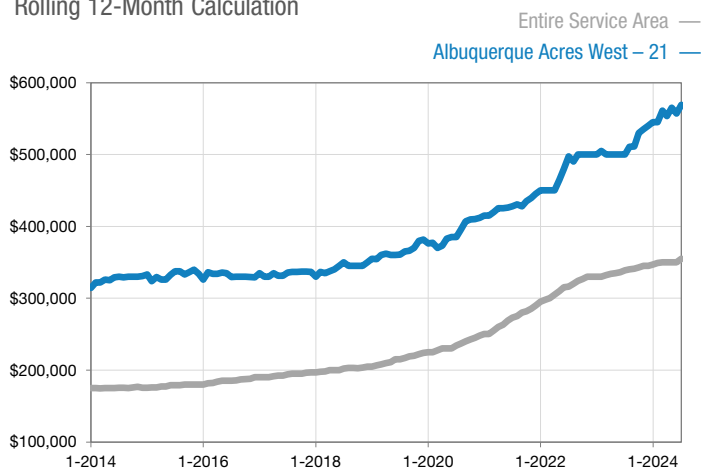
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	1	0	- 100.0%	3	0	- 100.0%
Pending Sales	0	0	0.0%	2	0	- 100.0%
Closed Sales	1	0	- 100.0%	2	0	- 100.0%
Days on Market Until Sale	11	--	--	7	--	--
Median Sales Price*	\$289,000	--	--	\$286,000	--	--
Average Sales Price*	\$289,000	--	--	\$286,000	--	--
Percent of List Price Received*	100.0%	--	--	100.0%	--	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	--	--	--	--	--

* 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.

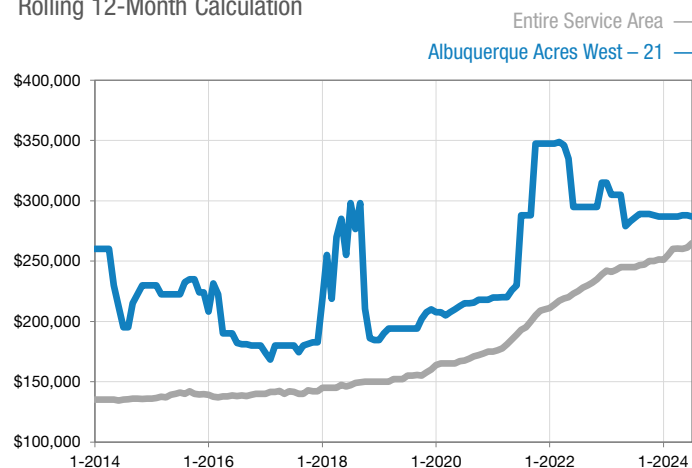
Median Sales Price - Single-Family Detached

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.