

# Local Market Update for July 2024

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



## Estancia, McIntosh, Willard – 292

South of Shondale Lane (CR A147) to Lincoln County Line, East of Riley Rd (CR A027) to Guadalupe County Line

| Single-Family Detached          | July      |                  |                | Year to Date |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
|                                 | 2023      | 2024             | Percent Change | Thru 7-2023  | Thru 7-2024      | Percent Change |
| <b>Key Metrics</b>              |           |                  |                |              |                  |                |
| New Listings                    | 2         | 2                | 0.0%           | 16           | 14               | - 12.5%        |
| Pending Sales                   | 0         | 3                | --             | 6            | 9                | + 50.0%        |
| Closed Sales                    | 3         | 1                | - 66.7%        | 6            | 6                | 0.0%           |
| Days on Market Until Sale       | 25        | 19               | - 24.0%        | 40           | 80               | + 100.0%       |
| Median Sales Price*             | \$435,000 | <b>\$165,000</b> | - 62.1%        | \$507,500    | <b>\$225,000</b> | - 55.7%        |
| Average Sales Price*            | \$417,667 | <b>\$165,000</b> | - 60.5%        | \$433,000    | <b>\$261,000</b> | - 39.7%        |
| Percent of List Price Received* | 97.4%     | <b>97.6%</b>     | + 0.2%         | 98.5%        | <b>100.4%</b>    | + 1.9%         |
| Inventory of Homes for Sale     | 7         | 7                | 0.0%           | --           | --               | --             |
| Months Supply of Inventory      | 5.6       | <b>4.5</b>       | - 19.6%        | --           | --               | --             |

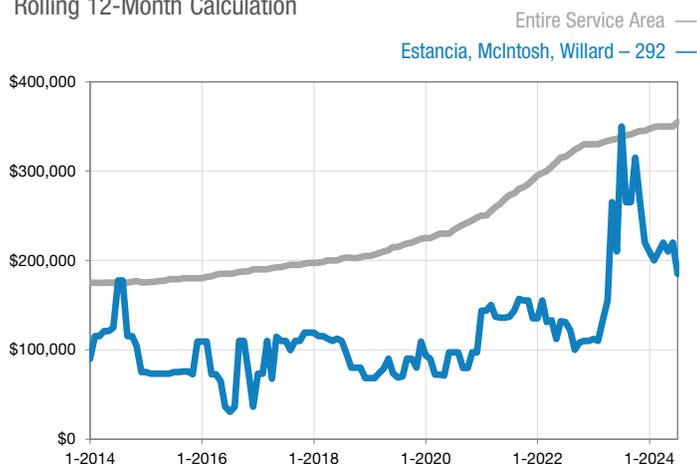
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached          | July |      |                | Year to Date |             |                |
|---------------------------------|------|------|----------------|--------------|-------------|----------------|
|                                 | 2023 | 2024 | Percent Change | Thru 7-2023  | Thru 7-2024 | Percent Change |
| <b>Key Metrics</b>              |      |      |                |              |             |                |
| New Listings                    | 0    | 0    | 0.0%           | 0            | 0           | 0.0%           |
| Pending Sales                   | 0    | 0    | 0.0%           | 0            | 0           | 0.0%           |
| Closed Sales                    | 0    | 0    | 0.0%           | 0            | 0           | 0.0%           |
| Days on Market Until Sale       | --   | --   | --             | --           | --          | --             |
| Median Sales Price*             | --   | --   | --             | --           | --          | --             |
| Average Sales Price*            | --   | --   | --             | --           | --          | --             |
| Percent of List Price Received* | --   | --   | --             | --           | --          | --             |
| 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.

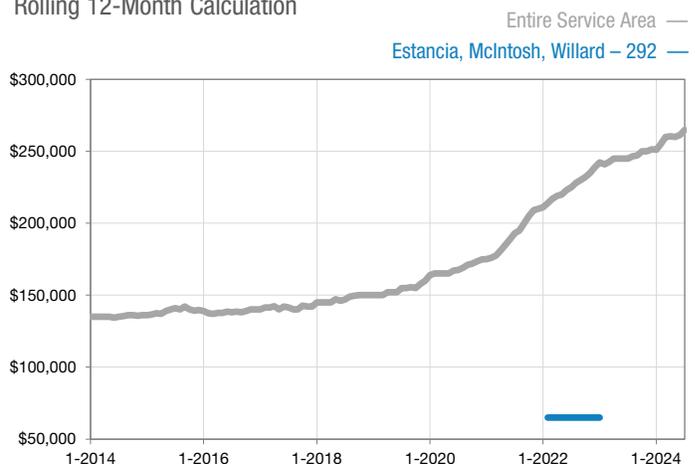
### Median Sales Price - Single-Family Detached

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.