

Local Market Update for July 2024

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



East Los Lunas, Tome, Valencia – 711

North of Patricio Dr, South of Valencia Rd, East of Rio Grande River, West of La Ladera Rd

| Single-Family Detached | July | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2023 | 2024 | Percent Change | Thru 7-2023 | Thru 7-2024 | Percent Change |
| New Listings | 6 | 5 | - 16.7% | 35 | 38 | + 8.6% |
| Pending Sales | 7 | 4 | - 42.9% | 29 | 27 | - 6.9% |
| Closed Sales | 5 | 3 | - 40.0% | 22 | 26 | + 18.2% |
| Days on Market Until Sale | 85 | 41 | - 51.8% | 69 | 58 | - 15.9% |
| Median Sales Price* | \$562,450 | \$619,479 | + 10.1% | \$475,000 | \$393,450 | - 17.2% |
| Average Sales Price* | \$610,490 | \$549,160 | - 10.0% | \$463,566 | \$454,933 | - 1.9% |
| Percent of List Price Received* | 97.1% | 97.7% | + 0.6% | 98.1% | 97.4% | - 0.7% |
| Inventory of Homes for Sale | 12 | 13 | + 8.3% | -- | -- | -- |
| Months Supply of Inventory | 3.7 | 4.1 | + 10.8% | -- | -- | -- |

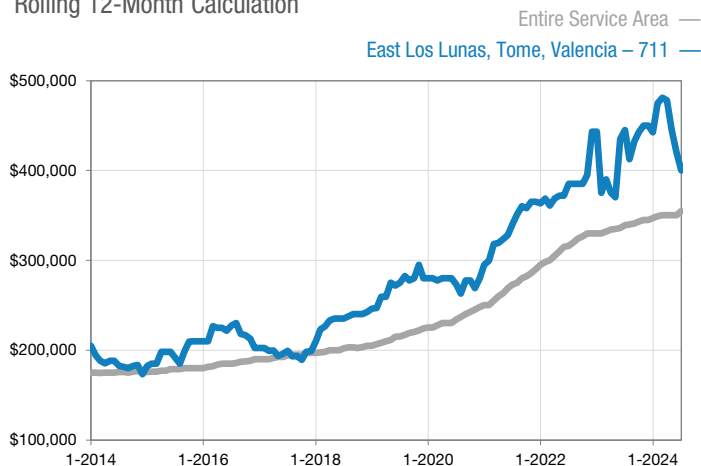
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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

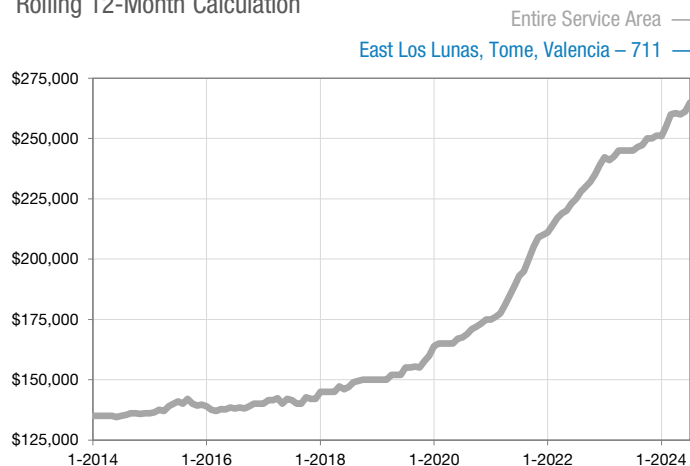
Median Sales Price - Single-Family Detached

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.