

Local Market Update for July 2024

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



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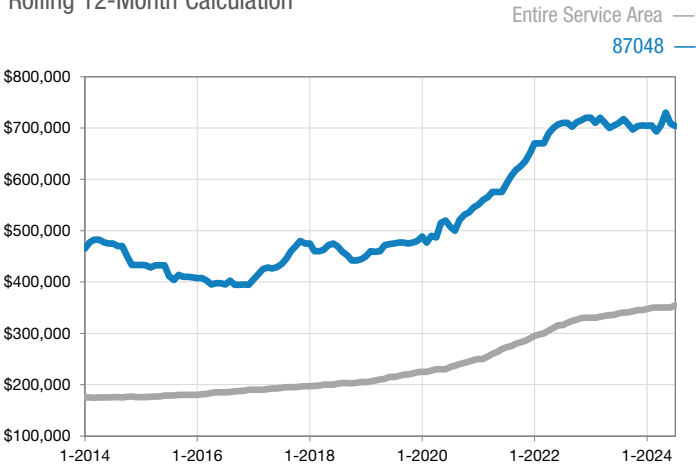
Single-Family Detached	July			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	11	13	+ 18.2%	73	84	+ 15.1%
Pending Sales	12	13	+ 8.3%	67	61	- 9.0%
Closed Sales	7	14	+ 100.0%	56	52	- 7.1%
Days on Market Until Sale	37	19	- 48.6%	61	45	- 26.2%
Median Sales Price*	\$749,000	\$564,500	- 24.6%	\$697,000	\$689,000	- 1.1%
Average Sales Price*	\$783,786	\$707,307	- 9.8%	\$787,527	\$747,622	- 5.1%
Percent of List Price Received*	99.1%	100.0%	+ 0.9%	97.4%	98.7%	+ 1.3%
Inventory of Homes for Sale	14	28	+ 100.0%	--	--	--
Months Supply of Inventory	1.6	3.5	+ 118.8%	--	--	--

* 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.

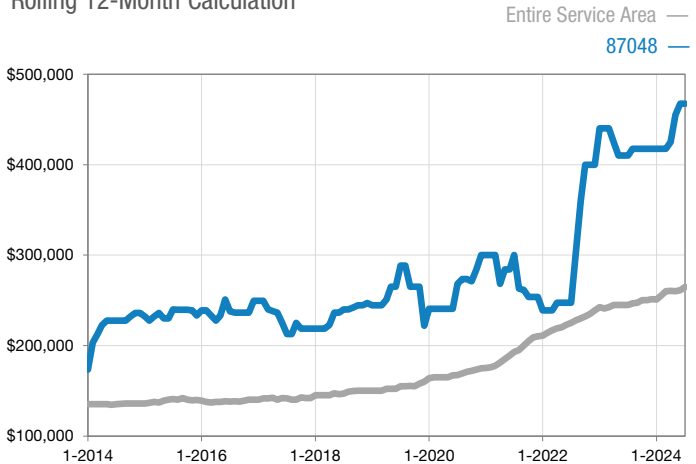
Single-Family Attached	July			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	2	0	- 100.0%	6	3	- 50.0%
Pending Sales	0	0	0.0%	3	1	- 66.7%
Closed Sales	0	0	0.0%	4	2	- 50.0%
Days on Market Until Sale	--	--	--	6	104	+ 1633.3%
Median Sales Price*	--	--	--	\$417,500	\$467,500	+ 12.0%
Average Sales Price*	--	--	--	\$416,250	\$467,500	+ 12.3%
Percent of List Price Received*	--	--	--	99.6%	103.9%	+ 4.3%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.5	2.0	+ 33.3%	--	--	--

* 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.

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.