

# Local Market Update for July 2024

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



## UNM – 40

East of I-25, South of I-40, West of San Mateo Blvd NE, North of Central Ave

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	28	27	- 3.6%	135	142	+ 5.2%
Pending Sales	21	22	+ 4.8%	108	108	0.0%
Closed Sales	19	16	- 15.8%	95	97	+ 2.1%
Days on Market Until Sale	12	25	+ 108.3%	17	26	+ 52.9%
Median Sales Price*	\$419,000	<b>\$425,000</b>	+ 1.4%	\$399,999	<b>\$430,000</b>	+ 7.5%
Average Sales Price*	\$477,716	<b>\$427,750</b>	- 10.5%	\$436,883	<b>\$455,112</b>	+ 4.2%
Percent of List Price Received*	99.7%	<b>98.2%</b>	- 1.5%	99.6%	<b>99.1%</b>	- 0.5%
Inventory of Homes for Sale	27	36	+ 33.3%	--	--	--
Months Supply of Inventory	2.0	2.5	+ 25.0%	--	--	--

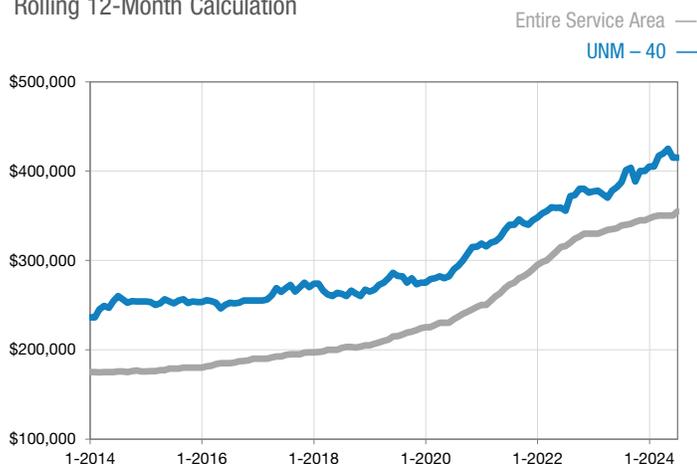
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	1	0	- 100.0%	13	4	- 69.2%
Pending Sales	1	1	0.0%	8	3	- 62.5%
Closed Sales	1	0	- 100.0%	7	2	- 71.4%
Days on Market Until Sale	13	--	--	5	21	+ 320.0%
Median Sales Price*	\$330,000	--	--	\$330,000	<b>\$408,000</b>	+ 23.6%
Average Sales Price*	\$330,000	--	--	\$301,271	<b>\$408,000</b>	+ 35.4%
Percent of List Price Received*	97.1%	--	--	103.0%	<b>96.0%</b>	- 6.8%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	2.8	1.4	- 50.0%	--	--	--

\* 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.

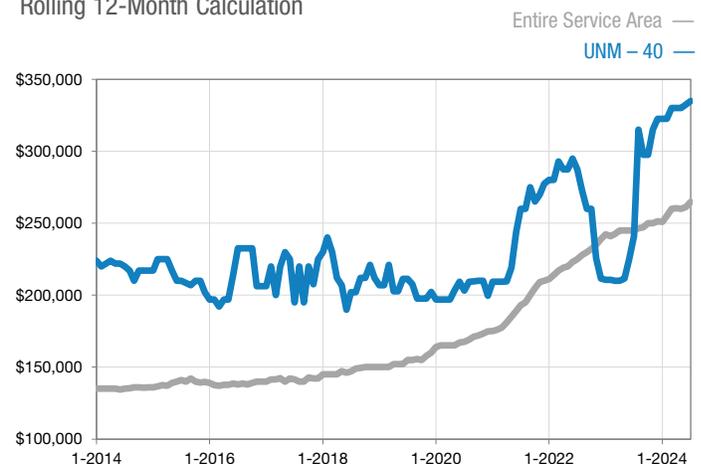
### Median Sales Price - Single-Family Detached

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.