

Local Market Update for July 2024

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



UNM South – 42

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

Single-Family Detached	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
Key Metrics						
New Listings	13	15	+ 15.4%	104	117	+ 12.5%
Pending Sales	15	24	+ 60.0%	97	99	+ 2.1%
Closed Sales	16	16	0.0%	91	87	- 4.4%
Days on Market Until Sale	24	11	- 54.2%	32	27	- 15.6%
Median Sales Price*	\$340,750	\$326,500	- 4.2%	\$325,000	\$350,000	+ 7.7%
Average Sales Price*	\$373,531	\$401,400	+ 7.5%	\$353,745	\$392,811	+ 11.0%
Percent of List Price Received*	99.8%	100.0%	+ 0.2%	99.2%	98.8%	- 0.4%
Inventory of Homes for Sale	10	28	+ 180.0%	--	--	--
Months Supply of Inventory	0.8	2.1	+ 162.5%	--	--	--

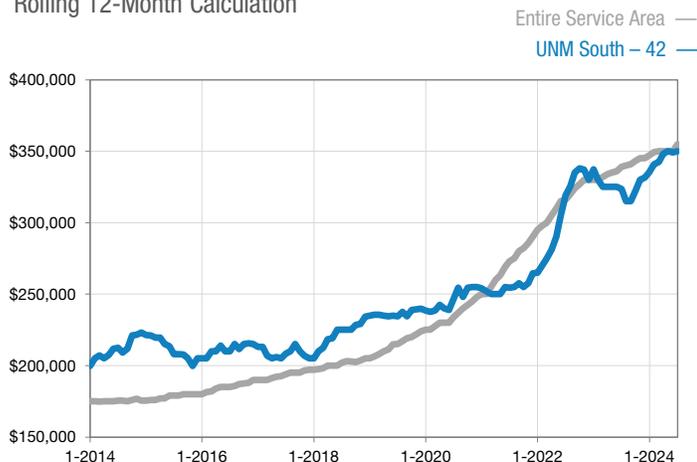
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
Key Metrics						
New Listings	5	2	- 60.0%	21	18	- 14.3%
Pending Sales	4	3	- 25.0%	20	14	- 30.0%
Closed Sales	1	2	+ 100.0%	19	15	- 21.1%
Days on Market Until Sale	3	39	+ 1200.0%	42	44	+ 4.8%
Median Sales Price*	\$390,000	\$235,000	- 39.7%	\$177,000	\$120,000	- 32.2%
Average Sales Price*	\$390,000	\$235,000	- 39.7%	\$204,968	\$222,933	+ 8.8%
Percent of List Price Received*	97.5%	99.2%	+ 1.7%	97.8%	98.4%	+ 0.6%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	2.0	1.4	- 30.0%	--	--	--

* 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.

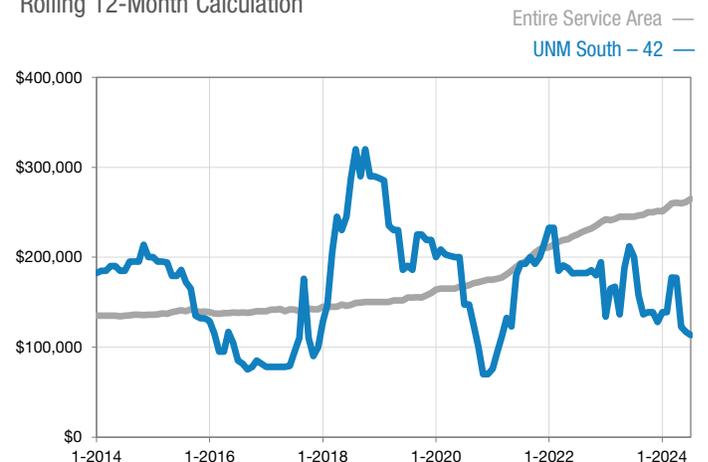
Median Sales Price - Single-Family Detached

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.