

Local Market Update for July 2024

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



Far Northeast Heights – 30

East of Wyoming Blvd NE, South of Paseo del Norte Blvd NE / San Antonio Dr NE, West of Tramway Blvd, North of Montgomery Blvd NE

Single-Family Detached	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
Key Metrics						
New Listings	46	60	+ 30.4%	278	286	+ 2.9%
Pending Sales	41	43	+ 4.9%	248	236	- 4.8%
Closed Sales	44	40	- 9.1%	225	210	- 6.7%
Days on Market Until Sale	13	15	+ 15.4%	15	21	+ 40.0%
Median Sales Price*	\$480,000	\$467,500	- 2.6%	\$456,000	\$457,500	+ 0.3%
Average Sales Price*	\$532,761	\$534,008	+ 0.2%	\$510,897	\$508,219	- 0.5%
Percent of List Price Received*	101.8%	99.7%	- 2.1%	100.6%	99.6%	- 1.0%
Inventory of Homes for Sale	41	55	+ 34.1%	--	--	--
Months Supply of Inventory	1.3	1.8	+ 38.5%	--	--	--

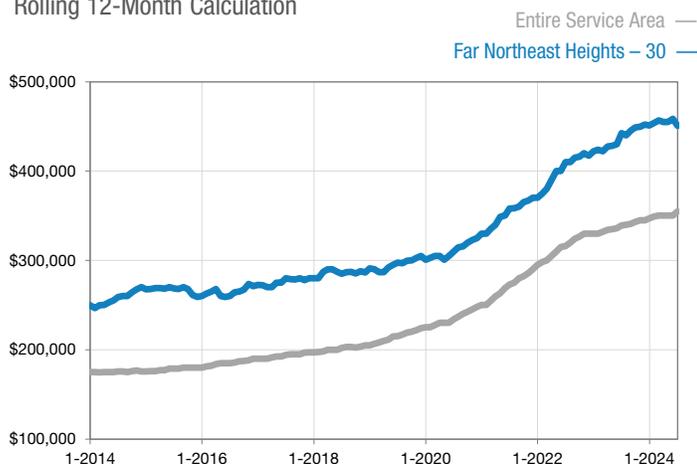
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
Key Metrics						
New Listings	7	9	+ 28.6%	66	73	+ 10.6%
Pending Sales	7	10	+ 42.9%	66	60	- 9.1%
Closed Sales	12	13	+ 8.3%	67	59	- 11.9%
Days on Market Until Sale	5	17	+ 240.0%	10	15	+ 50.0%
Median Sales Price*	\$302,000	\$330,000	+ 9.3%	\$305,000	\$334,000	+ 9.5%
Average Sales Price*	\$304,417	\$319,654	+ 5.0%	\$310,191	\$328,085	+ 5.8%
Percent of List Price Received*	101.0%	100.5%	- 0.5%	100.7%	99.1%	- 1.6%
Inventory of Homes for Sale	2	13	+ 550.0%	--	--	--
Months Supply of Inventory	0.2	1.6	+ 700.0%	--	--	--

* 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.

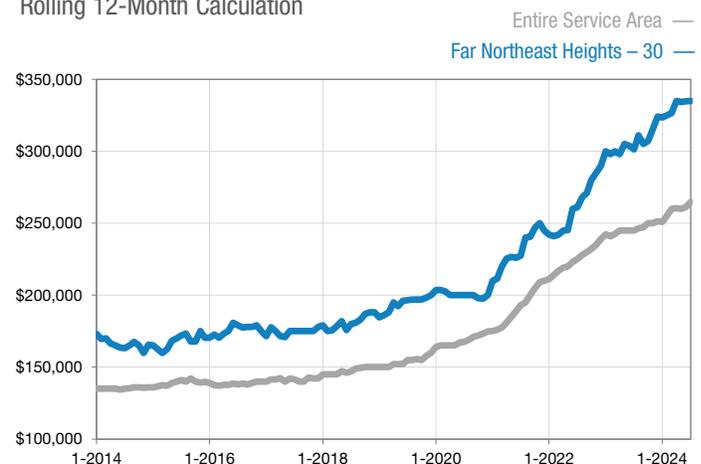
Median Sales Price - Single-Family Detached

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.