

Local Market Update for July 2024

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



87002

Single-Family Detached	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
Key Metrics						
New Listings	29	22	- 24.1%	190	199	+ 4.7%
Pending Sales	18	24	+ 33.3%	147	145	- 1.4%
Closed Sales	15	18	+ 20.0%	134	133	- 0.7%
Days on Market Until Sale	41	30	- 26.8%	54	48	- 11.1%
Median Sales Price*	\$302,900	\$242,500	- 19.9%	\$256,900	\$272,000	+ 5.9%
Average Sales Price*	\$300,980	\$289,550	- 3.8%	\$270,604	\$281,299	+ 4.0%
Percent of List Price Received*	99.3%	99.4%	+ 0.1%	98.8%	98.5%	- 0.3%
Inventory of Homes for Sale	64	66	+ 3.1%	--	--	--
Months Supply of Inventory	3.3	3.4	+ 3.0%	--	--	--

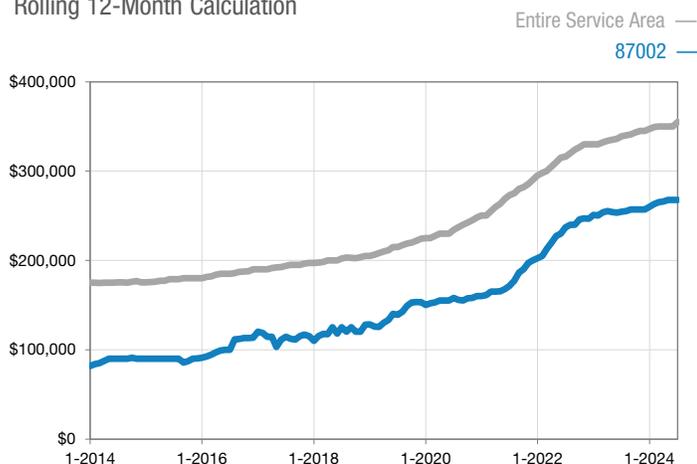
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
Key Metrics						
New Listings	3	2	- 33.3%	18	17	- 5.6%
Pending Sales	2	4	+ 100.0%	11	12	+ 9.1%
Closed Sales	0	2	--	10	9	- 10.0%
Days on Market Until Sale	--	63	--	10	26	+ 160.0%
Median Sales Price*	--	\$181,250	--	\$172,000	\$215,000	+ 25.0%
Average Sales Price*	--	\$181,250	--	\$176,205	\$205,944	+ 16.9%
Percent of List Price Received*	--	99.9%	--	102.9%	99.3%	- 3.5%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	0.9	2.4	+ 166.7%	--	--	--

* 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.

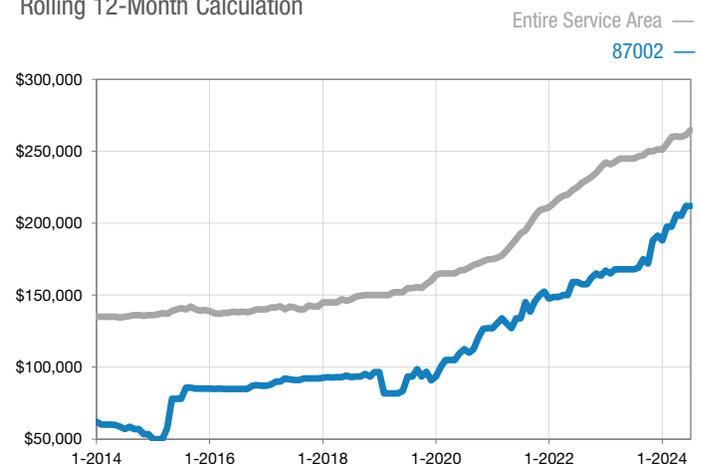
Median Sales Price - Single-Family Detached

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.