

Local Market Update for July 2024

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



Uptown – 41

East of I-25, South of Montgomery Blvd NE, West of Wyoming Blvd NE, North of I-40

Single-Family Detached

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	25	33	+ 32.0%	184	214	+ 16.3%
Pending Sales	24	17	- 29.2%	174	173	- 0.6%
Closed Sales	29	28	- 3.4%	174	162	- 6.9%
Days on Market Until Sale	9	9	0.0%	20	21	+ 5.0%
Median Sales Price*	\$305,000	\$342,500	+ 12.3%	\$289,950	\$315,000	+ 8.6%
Average Sales Price*	\$296,045	\$364,511	+ 23.1%	\$296,215	\$331,669	+ 12.0%
Percent of List Price Received*	100.1%	100.6%	+ 0.5%	99.4%	99.5%	+ 0.1%
Inventory of Homes for Sale	25	42	+ 68.0%	--	--	--
Months Supply of Inventory	1.0	1.9	+ 90.0%	--	--	--

* 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.

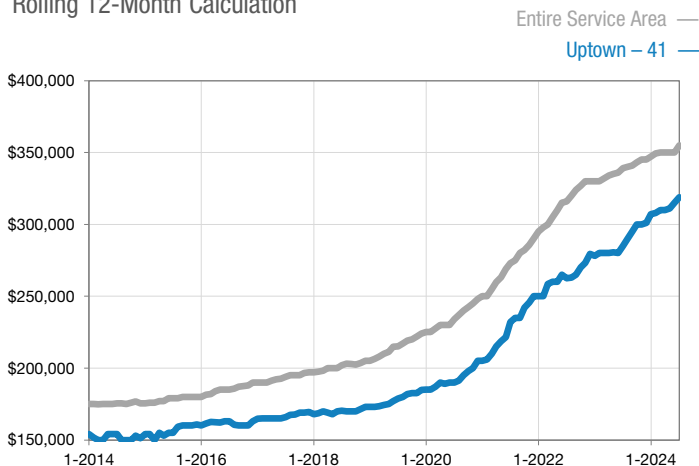
Single-Family Attached

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	8	6	- 25.0%	37	34	- 8.1%
Pending Sales	5	4	- 20.0%	30	24	- 20.0%
Closed Sales	4	3	- 25.0%	28	20	- 28.6%
Days on Market Until Sale	9	38	+ 322.2%	9	18	+ 100.0%
Median Sales Price*	\$147,750	\$189,000	+ 27.9%	\$155,000	\$177,000	+ 14.2%
Average Sales Price*	\$177,625	\$203,000	+ 14.3%	\$171,179	\$200,025	+ 16.9%
Percent of List Price Received*	94.9%	95.1%	+ 0.2%	98.6%	98.1%	- 0.5%
Inventory of Homes for Sale	9	11	+ 22.2%	--	--	--
Months Supply of Inventory	2.0	2.8	+ 40.0%	--	--	--

* 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.

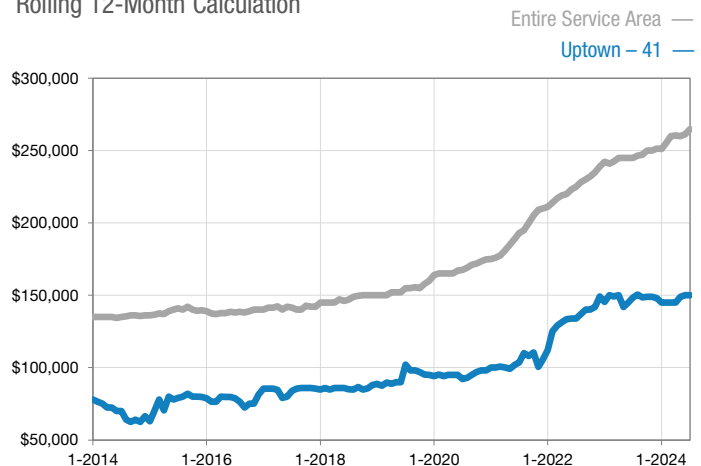
Median Sales Price - Single-Family Detached

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.