

Local Market Update for July 2024

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



87124

Single-Family Detached	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
Key Metrics						
New Listings	102	87	- 14.7%	529	553	+ 4.5%
Pending Sales	75	84	+ 12.0%	448	472	+ 5.4%
Closed Sales	66	73	+ 10.6%	414	423	+ 2.2%
Days on Market Until Sale	19	34	+ 78.9%	28	33	+ 17.9%
Median Sales Price*	\$350,000	\$384,350	+ 9.8%	\$350,000	\$371,000	+ 6.0%
Average Sales Price*	\$366,553	\$399,533	+ 9.0%	\$386,137	\$396,063	+ 2.6%
Percent of List Price Received*	100.5%	99.3%	- 1.2%	99.9%	99.2%	- 0.7%
Inventory of Homes for Sale	101	108	+ 6.9%	--	--	--
Months Supply of Inventory	1.6	1.8	+ 12.5%	--	--	--

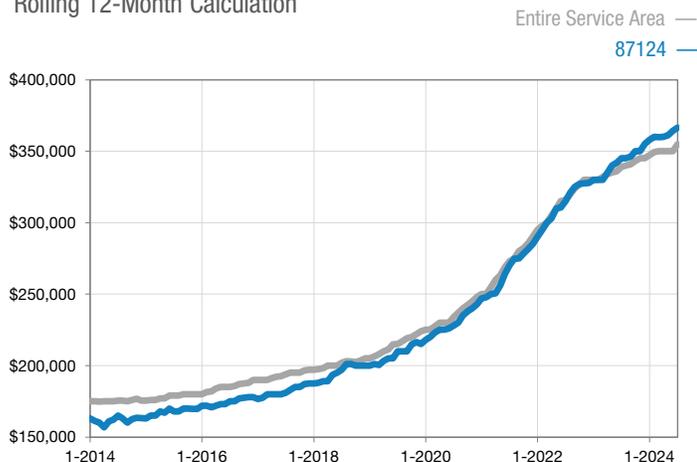
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
Key Metrics						
New Listings	5	10	+ 100.0%	45	65	+ 44.4%
Pending Sales	5	11	+ 120.0%	43	58	+ 34.9%
Closed Sales	9	7	- 22.2%	42	51	+ 21.4%
Days on Market Until Sale	4	7	+ 75.0%	12	24	+ 100.0%
Median Sales Price*	\$215,000	\$190,000	- 11.6%	\$259,353	\$245,000	- 5.5%
Average Sales Price*	\$229,722	\$205,857	- 10.4%	\$239,412	\$243,086	+ 1.5%
Percent of List Price Received*	101.4%	98.2%	- 3.2%	101.0%	98.7%	- 2.3%
Inventory of Homes for Sale	3	10	+ 233.3%	--	--	--
Months Supply of Inventory	0.5	1.3	+ 160.0%	--	--	--

* 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.

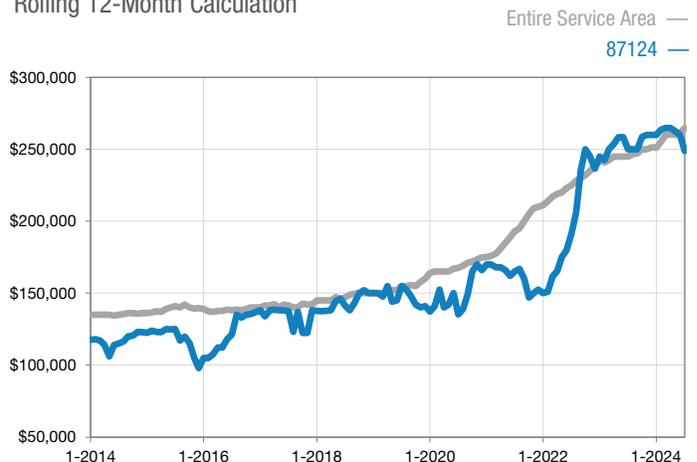
Median Sales Price - Single-Family Detached

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.