

Local Market Update for July 2024

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



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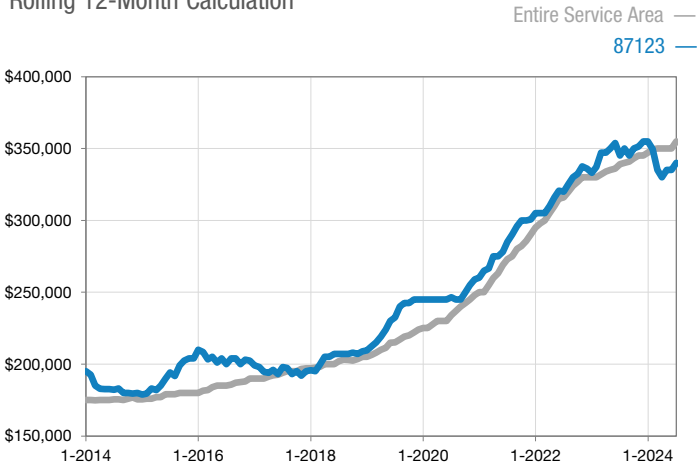
Single-Family Detached	July			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	48	37	- 22.9%	260	296	+ 13.8%
Pending Sales	29	42	+ 44.8%	218	256	+ 17.4%
Closed Sales	35	38	+ 8.6%	213	237	+ 11.3%
Days on Market Until Sale	15	15	0.0%	22	22	0.0%
Median Sales Price*	\$334,999	\$395,000	+ 17.9%	\$364,000	\$340,000	- 6.6%
Average Sales Price*	\$345,263	\$411,071	+ 19.1%	\$379,628	\$375,827	- 1.0%
Percent of List Price Received*	101.3%	98.9%	- 2.4%	99.7%	98.9%	- 0.8%
Inventory of Homes for Sale	49	43	- 12.2%	--	--	--
Months Supply of Inventory	1.6	1.3	- 18.8%	--	--	--

* 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.

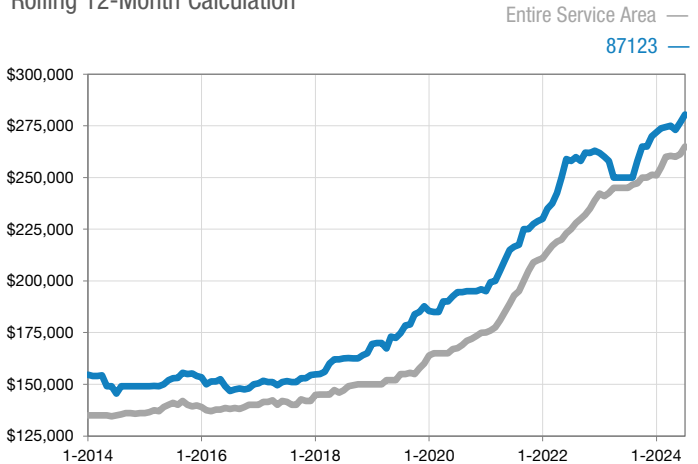
Single-Family Attached	July			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	11	6	- 45.5%	55	56	+ 1.8%
Pending Sales	7	8	+ 14.3%	48	50	+ 4.2%
Closed Sales	7	9	+ 28.6%	49	47	- 4.1%
Days on Market Until Sale	13	25	+ 92.3%	10	12	+ 20.0%
Median Sales Price*	\$240,000	\$317,000	+ 32.1%	\$246,000	\$285,000	+ 15.9%
Average Sales Price*	\$252,714	\$319,611	+ 26.5%	\$261,159	\$296,566	+ 13.6%
Percent of List Price Received*	101.5%	99.7%	- 1.8%	101.1%	100.3%	- 0.8%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	1.0	0.7	- 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.