Local Market Update for July 2024

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

gaar

North of I-40 – 220

North of I-40, West of Golden, East of Sandia Mountains, NW of Gutierrez Canyon
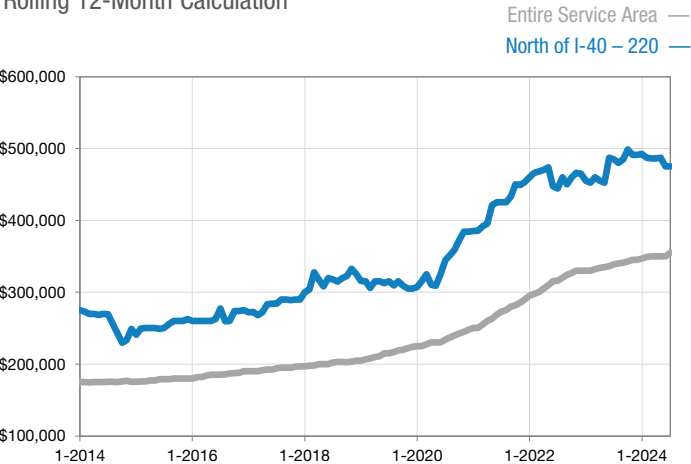
Single-Family Detached

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	12	19	+ 58.3%	86	93	+ 8.1%
Pending Sales	18	9	- 50.0%	61	56	- 8.2%
Closed Sales	7	8	+ 14.3%	52	50	- 3.8%
Days on Market Until Sale	9	37	+ 311.1%	30	39	+ 30.0%
Median Sales Price*	$395,000	$492,000	+ 24.6%	$518,250	$470,000	- 9.3%
Average Sales Price*	$498,000	$596,596	+ 19.8%	$581,644	$529,223	- 9.0%
Percent of List Price Received*	100.1%	99.0%	- 1.1%	98.7%	98.9%	+ 0.2%
Inventory of Homes for Sale	22	40	+ 81.8%	--	--	--
Months Supply of Inventory	2.5	5.1	+ 104.0%	--	--	--

* 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.
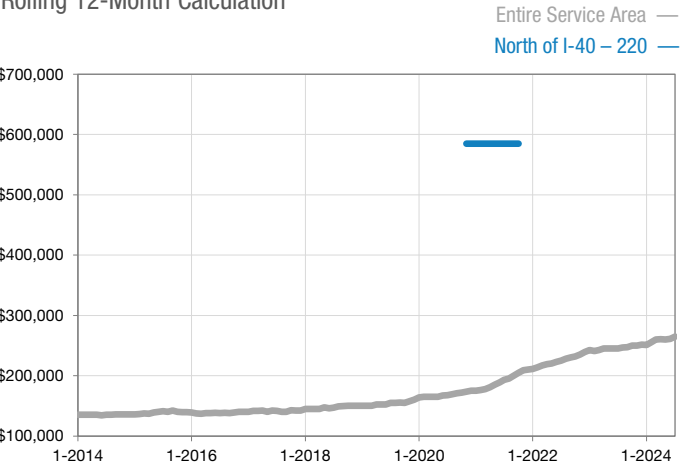
Single-Family Attached

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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

Entire Service Area —
North of I-40 – 220 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
North of I-40 – 220 —

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.