

Local Market Update for July 2024

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



East Los Lunas, Tome, Valencia – 711

North of Patricio Dr, South of Valencia Rd, East of Rio Grande River, West of La Ladera Rd

Single-Family Detached	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
Key Metrics						
New Listings	6	5	- 16.7%	35	38	+ 8.6%
Pending Sales	7	4	- 42.9%	29	27	- 6.9%
Closed Sales	5	3	- 40.0%	22	26	+ 18.2%
Days on Market Until Sale	85	41	- 51.8%	69	58	- 15.9%
Median Sales Price*	\$562,450	\$619,479	+ 10.1%	\$475,000	\$393,450	- 17.2%
Average Sales Price*	\$610,490	\$549,160	- 10.0%	\$463,566	\$454,933	- 1.9%
Percent of List Price Received*	97.1%	97.7%	+ 0.6%	98.1%	97.4%	- 0.7%
Inventory of Homes for Sale	12	13	+ 8.3%	--	--	--
Months Supply of Inventory	3.7	4.1	+ 10.8%	--	--	--

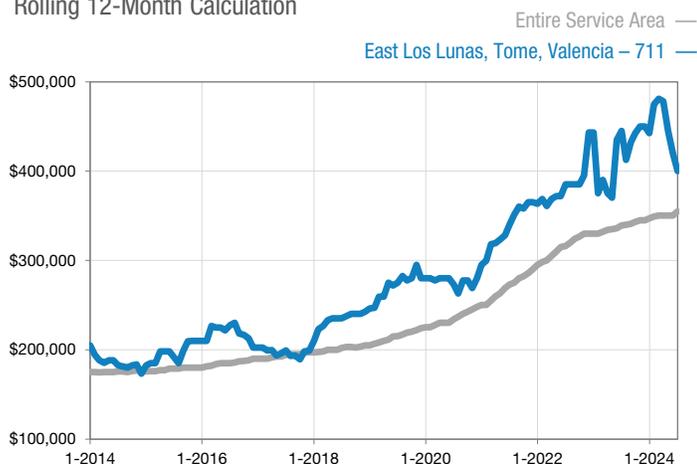
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
Key Metrics						
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.

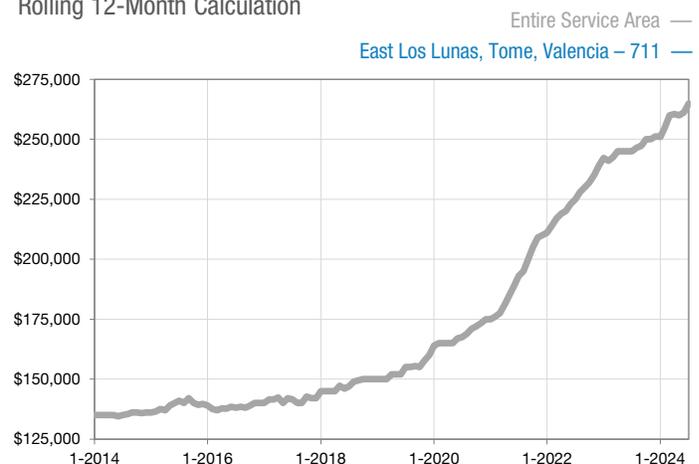
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.