

# Local Market Update for July 2024

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



## Academy West – 32

East of I-25, South of Paseo del Norte Blvd NE, West of Wyoming Blvd NE, North of Montgomery Blvd NE

Single-Family Detached	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
<b>Key Metrics</b>						
New Listings	12	19	+ 58.3%	108	100	- 7.4%
Pending Sales	16	13	- 18.8%	102	79	- 22.5%
Closed Sales	10	15	+ 50.0%	97	77	- 20.6%
Days on Market Until Sale	7	10	+ 42.9%	18	22	+ 22.2%
Median Sales Price*	\$343,500	<b>\$400,000</b>	+ 16.4%	\$365,000	<b>\$375,000</b>	+ 2.7%
Average Sales Price*	\$357,900	<b>\$408,914</b>	+ 14.3%	\$390,465	<b>\$396,133</b>	+ 1.5%
Percent of List Price Received*	99.7%	100.1%	+ 0.4%	100.0%	99.5%	- 0.5%
Inventory of Homes for Sale	14	19	+ 35.7%	--	--	--
Months Supply of Inventory	1.2	1.7	+ 41.7%	--	--	--

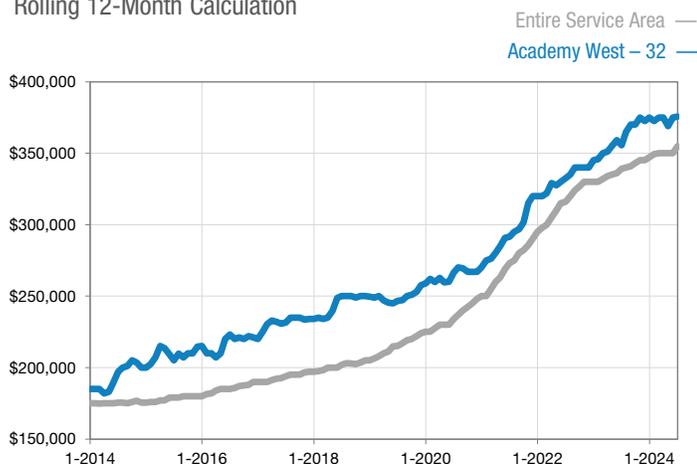
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
<b>Key Metrics</b>						
New Listings	8	14	+ 75.0%	71	105	+ 47.9%
Pending Sales	5	11	+ 120.0%	64	82	+ 28.1%
Closed Sales	10	6	- 40.0%	61	77	+ 26.2%
Days on Market Until Sale	23	18	- 21.7%	17	20	+ 17.6%
Median Sales Price*	\$208,750	<b>\$217,750</b>	+ 4.3%	\$265,000	<b>\$256,500</b>	- 3.2%
Average Sales Price*	\$215,150	<b>\$208,500</b>	- 3.1%	\$247,192	<b>\$242,152</b>	- 2.0%
Percent of List Price Received*	99.7%	98.3%	- 1.4%	100.7%	98.7%	- 2.0%
Inventory of Homes for Sale	8	22	+ 175.0%	--	--	--
Months Supply of Inventory	0.9	2.3	+ 155.6%	--	--	--

\* 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.

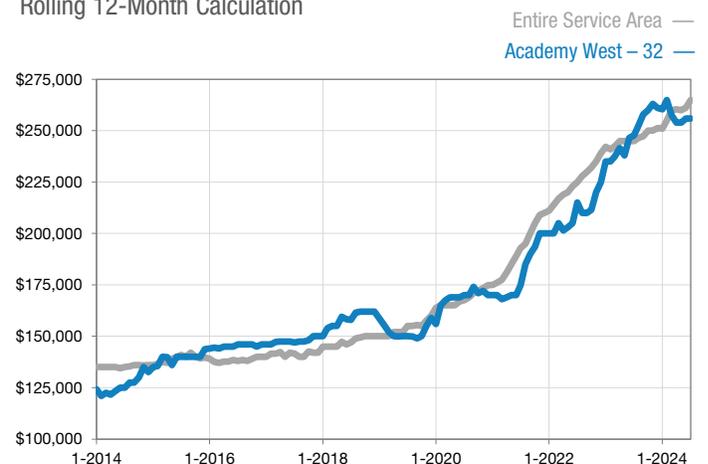
### Median Sales Price - Single-Family Detached

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.