

Local Market Update for June 2024

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



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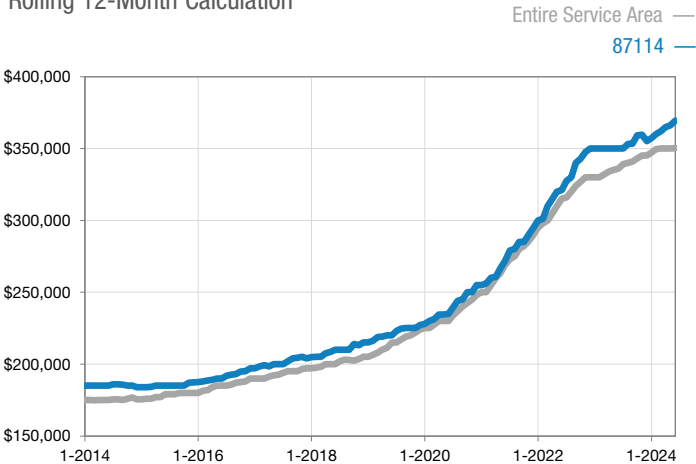
Single-Family Detached	June			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	106	76	- 28.3%	442	504	+ 14.0%
Pending Sales	62	59	- 4.8%	386	410	+ 6.2%
Closed Sales	69	64	- 7.2%	365	384	+ 5.2%
Days on Market Until Sale	19	16	- 15.8%	25	26	+ 4.0%
Median Sales Price*	\$375,000	\$382,500	+ 2.0%	\$350,000	\$373,000	+ 6.6%
Average Sales Price*	\$406,156	\$417,724	+ 2.8%	\$377,796	\$402,324	+ 6.5%
Percent of List Price Received*	100.6%	99.2%	- 1.4%	100.1%	99.3%	- 0.8%
Inventory of Homes for Sale	96	106	+ 10.4%	--	--	--
Months Supply of Inventory	1.4	1.7	+ 21.4%	--	--	--

* 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.

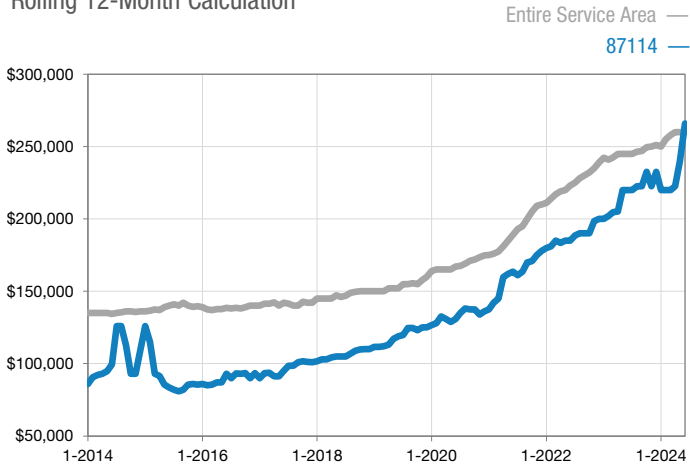
Single-Family Attached	June			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	4	2	- 50.0%	15	13	- 13.3%
Pending Sales	1	1	0.0%	12	8	- 33.3%
Closed Sales	4	2	- 50.0%	12	7	- 41.7%
Days on Market Until Sale	10	43	+ 330.0%	16	15	- 6.3%
Median Sales Price*	\$213,000	\$292,750	+ 37.4%	\$222,500	\$266,000	+ 19.6%
Average Sales Price*	\$257,250	\$292,750	+ 13.8%	\$244,604	\$298,929	+ 22.2%
Percent of List Price Received*	101.1%	102.0%	+ 0.9%	101.4%	102.0%	+ 0.6%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	1.6	1.0	- 37.5%	--	--	--

* 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.

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.