

# Local Market Update for June 2024

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



# 87112

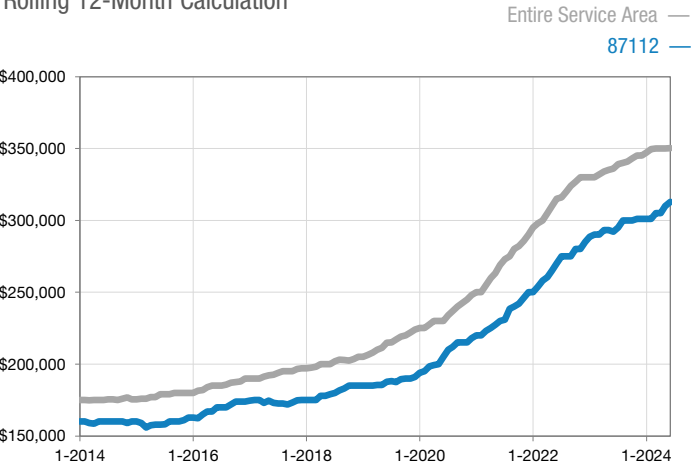
Single-Family Detached	June			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	60	48	- 20.0%	235	279	+ 18.7%
Pending Sales	40	48	+ 20.0%	225	235	+ 4.4%
Closed Sales	38	43	+ 13.2%	222	221	- 0.5%
Days on Market Until Sale	19	22	+ 15.8%	22	24	+ 9.1%
Median Sales Price*	\$310,000	\$337,500	+ 8.9%	\$295,000	\$313,000	+ 6.1%
Average Sales Price*	\$346,619	\$370,088	+ 6.8%	\$322,289	\$340,932	+ 5.8%
Percent of List Price Received*	101.1%	99.5%	- 1.6%	99.6%	99.1%	- 0.5%
Inventory of Homes for Sale	30	59	+ 96.7%	--	--	--
Months Supply of Inventory	0.8	1.5	+ 87.5%	--	--	--

\* 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.

Single-Family Attached	June			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	5	6	+ 20.0%	32	28	- 12.5%
Pending Sales	3	5	+ 66.7%	24	26	+ 8.3%
Closed Sales	4	2	- 50.0%	29	24	- 17.2%
Days on Market Until Sale	19	12	- 36.8%	23	12	- 47.8%
Median Sales Price*	\$261,500	\$245,500	- 6.1%	\$247,000	\$258,000	+ 4.5%
Average Sales Price*	\$285,875	\$245,500	- 14.1%	\$234,463	\$243,913	+ 4.0%
Percent of List Price Received*	99.3%	101.2%	+ 1.9%	100.6%	100.3%	- 0.3%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	1.3	1.0	- 23.1%	--	--	--

\* 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



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.

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

