

Local Market Update for June 2024

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



87031

Single-Family Detached	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
Key Metrics						
New Listings	57	93	+ 63.2%	426	415	- 2.6%
Pending Sales	53	60	+ 13.2%	348	294	- 15.5%
Closed Sales	63	48	- 23.8%	302	252	- 16.6%
Days on Market Until Sale	58	43	- 25.9%	53	50	- 5.7%
Median Sales Price*	\$292,000	\$307,900	+ 5.4%	\$300,000	\$313,000	+ 4.3%
Average Sales Price*	\$314,851	\$353,301	+ 12.2%	\$314,609	\$339,519	+ 7.9%
Percent of List Price Received*	99.4%	98.8%	- 0.6%	99.2%	99.0%	- 0.2%
Inventory of Homes for Sale	142	148	+ 4.2%	--	--	--
Months Supply of Inventory	3.1	3.3	+ 6.5%	--	--	--

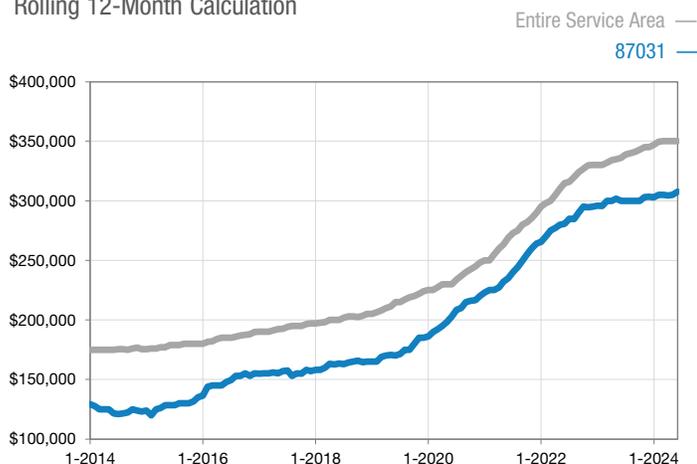
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
Key Metrics						
New Listings	0	0	0.0%	5	8	+ 60.0%
Pending Sales	0	0	0.0%	3	9	+ 200.0%
Closed Sales	0	2	--	3	9	+ 200.0%
Days on Market Until Sale	--	38	--	1	23	+ 2200.0%
Median Sales Price*	--	\$312,500	--	\$215,000	\$240,000	+ 11.6%
Average Sales Price*	--	\$312,500	--	\$216,667	\$254,375	+ 17.4%
Percent of List Price Received*	--	98.5%	--	104.1%	100.4%	- 3.6%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.4	--	--	--	--	--

* 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.

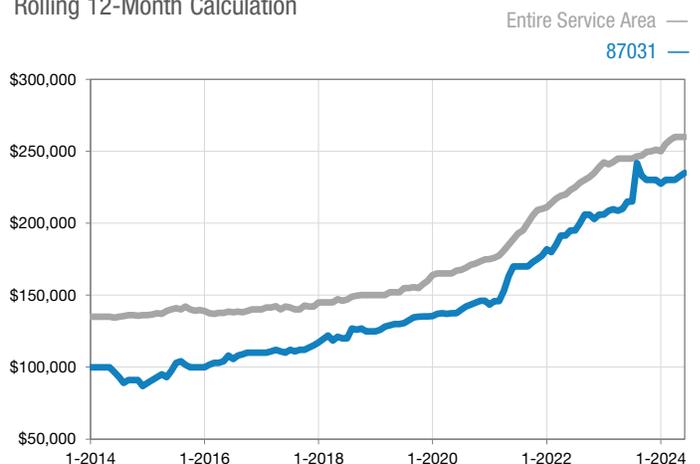
Median Sales Price - Single-Family Detached

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.