Local Market Update for June 2024

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

gaar

Adelino – 750

North of Manzano Expy, South of Patricio Dr / S Rio del Oro Loop, West of Rio Grande River to Manzano Mountains

Single-Family Detached

Key Metrics	June 2023	June 2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	5	2	- 60.0%	14	8	- 42.9%
Pending Sales	2	4	+ 100.0%	8	7	- 12.5%
Closed Sales	1	1	0.0%	6	4	- 33.3%
Days on Market Until Sale	4	24	+ 500.0%	37	14	- 62.2%
Median Sales Price*	$240,000	$896,119	+ 273.4%	$249,950	$394,450	+ 57.8%
Average Sales Price*	$240,000	$896,119	+ 273.4%	$272,817	$482,005	+ 76.7%
Percent of List Price Received*	92.3%	101.8%	+ 10.3%	96.2%	99.8%	+ 3.7%
Inventory of Homes for Sale	7	2	- 71.4%	--	--	--
Months Supply of Inventory	4.9	1.1	- 77.6%	--	--	--

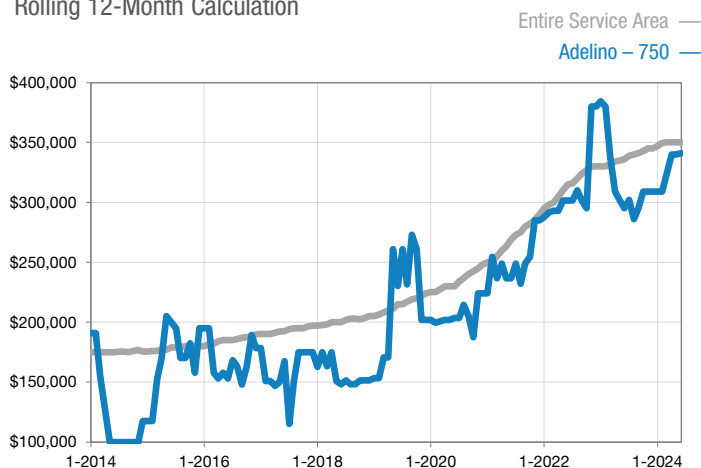*June = 2023/2024; Year to Date = Thru 6-2023/Thru 6-2024*

* 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

Key Metrics	June 2023	June 2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
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.
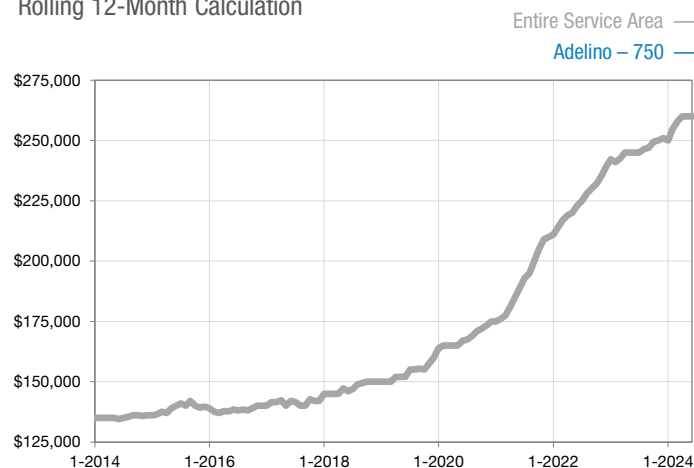
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Adelino – 750 —

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

Entire Service Area —
Adelino – 750 —

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.