

Local Market Update for June 2024

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



87108

Single-Family Detached	June			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	28	26	- 7.1%	144	135	- 6.3%
Pending Sales	20	17	- 15.0%	117	108	- 7.7%
Closed Sales	22	12	- 45.5%	114	98	- 14.0%
Days on Market Until Sale	18	37	+ 105.6%	22	28	+ 27.3%
Median Sales Price*	\$305,000	\$326,250	+ 7.0%	\$265,500	\$300,000	+ 13.0%
Average Sales Price*	\$365,365	\$337,541	- 7.6%	\$297,782	\$342,028	+ 14.9%
Percent of List Price Received*	100.4%	99.9%	- 0.5%	100.3%	99.4%	- 0.9%
Inventory of Homes for Sale	32	37	+ 15.6%	--	--	--
Months Supply of Inventory	1.8	1.9	+ 5.6%	--	--	--

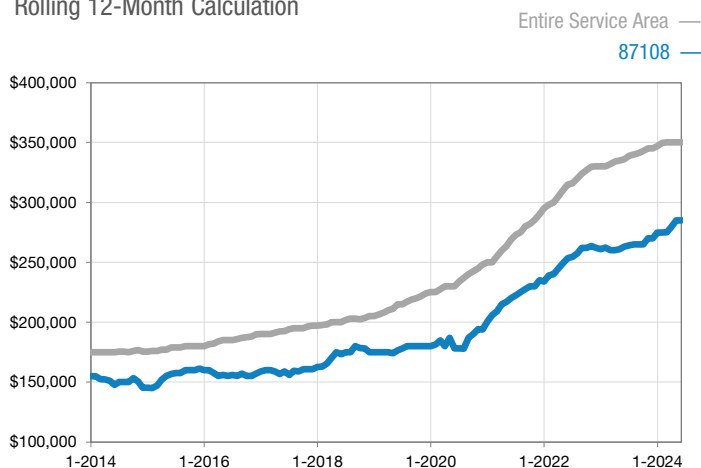
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	5	4	- 20.0%	24	18	- 25.0%
Pending Sales	2	2	0.0%	15	18	+ 20.0%
Closed Sales	3	1	- 66.7%	16	15	- 6.3%
Days on Market Until Sale	16	4	- 75.0%	25	55	+ 120.0%
Median Sales Price*	\$180,000	\$230,000	+ 27.8%	\$211,500	\$225,000	+ 6.4%
Average Sales Price*	\$192,500	\$230,000	+ 19.5%	\$220,994	\$224,767	+ 1.7%
Percent of List Price Received*	101.6%	100.0%	- 1.6%	99.1%	96.6%	- 2.5%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	2.8	1.9	- 32.1%	--	--	--

* 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.

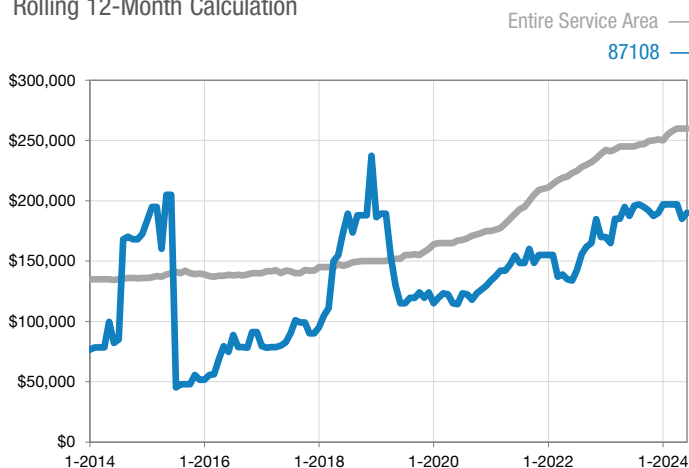
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.