

Local Market Update for June 2024

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



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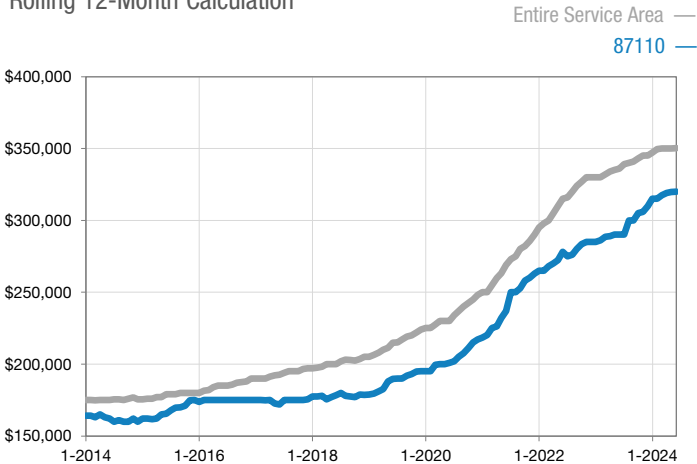
Single-Family Detached	June			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	56	43	- 23.2%	233	273	+ 17.2%
Pending Sales	40	47	+ 17.5%	206	229	+ 11.2%
Closed Sales	43	37	- 14.0%	192	206	+ 7.3%
Days on Market Until Sale	17	12	- 29.4%	19	26	+ 36.8%
Median Sales Price*	\$308,000	\$325,000	+ 5.5%	\$300,000	\$325,000	+ 8.3%
Average Sales Price*	\$316,400	\$359,232	+ 13.5%	\$316,199	\$346,459	+ 9.6%
Percent of List Price Received*	99.8%	99.8%	0.0%	99.6%	98.9%	- 0.7%
Inventory of Homes for Sale	41	55	+ 34.1%	--	--	--
Months Supply of Inventory	1.2	1.6	+ 33.3%	--	--	--

* 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.

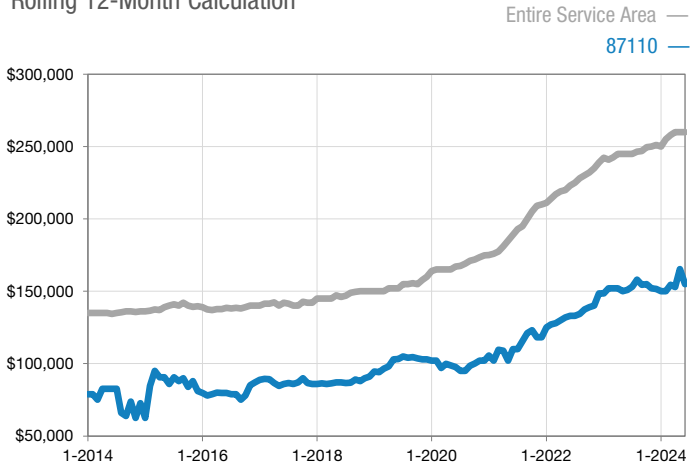
Single-Family Attached	June			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	9	1	- 88.9%	26	21	- 19.2%
Pending Sales	3	4	+ 33.3%	21	17	- 19.0%
Closed Sales	5	3	- 40.0%	20	15	- 25.0%
Days on Market Until Sale	4	11	+ 175.0%	7	12	+ 71.4%
Median Sales Price*	\$179,000	\$179,000	0.0%	\$165,500	\$179,000	+ 8.2%
Average Sales Price*	\$190,500	\$284,667	+ 49.4%	\$173,820	\$208,500	+ 20.0%
Percent of List Price Received*	100.7%	99.1%	- 1.6%	99.4%	99.0%	- 0.4%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--

* 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.