

Local Market Update for June 2024

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



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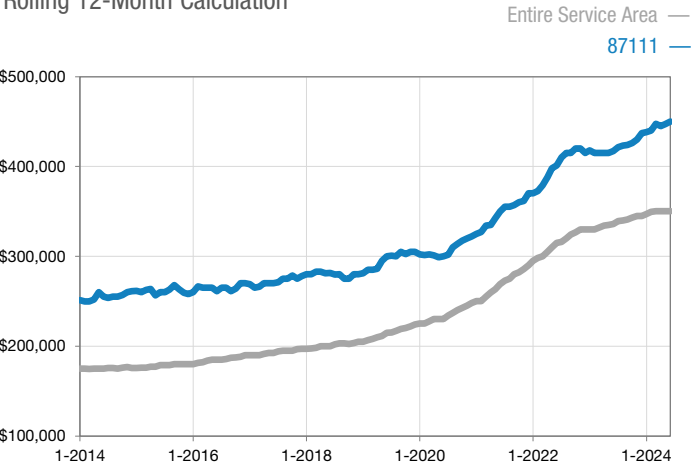
| Single-Family Detached | June | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2023 | 2024 | Percent Change | Thru 6-2023 | Thru 6-2024 | Percent Change |
| New Listings | 79 | 55 | - 30.4% | 318 | 322 | + 1.3% |
| Pending Sales | 58 | 51 | - 12.1% | 289 | 271 | - 6.2% |
| Closed Sales | 56 | 43 | - 23.2% | 262 | 234 | - 10.7% |
| Days on Market Until Sale | 12 | 24 | + 100.0% | 19 | 23 | + 21.1% |
| Median Sales Price* | \$446,500 | \$468,000 | + 4.8% | \$427,750 | \$450,000 | + 5.2% |
| Average Sales Price* | \$532,150 | \$525,298 | - 1.3% | \$500,887 | \$515,497 | + 2.9% |
| Percent of List Price Received* | 101.5% | 99.1% | - 2.4% | 100.0% | 99.3% | - 0.7% |
| Inventory of Homes for Sale | 55 | 65 | + 18.2% | -- | -- | -- |
| Months Supply of Inventory | 1.2 | 1.5 | + 25.0% | -- | -- | -- |

* 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.

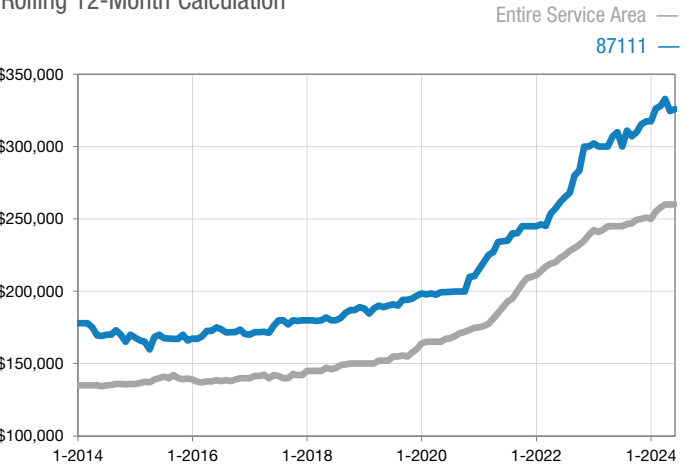
| Single-Family Attached | June | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2023 | 2024 | Percent Change | Thru 6-2023 | Thru 6-2024 | Percent Change |
| New Listings | 18 | 20 | + 11.1% | 77 | 88 | + 14.3% |
| Pending Sales | 15 | 14 | - 6.7% | 77 | 73 | - 5.2% |
| Closed Sales | 11 | 5 | - 54.5% | 73 | 64 | - 12.3% |
| Days on Market Until Sale | 3 | 8 | + 166.7% | 12 | 18 | + 50.0% |
| Median Sales Price* | \$325,000 | \$330,000 | + 1.5% | \$311,165 | \$326,500 | + 4.9% |
| Average Sales Price* | \$327,646 | \$346,980 | + 5.9% | \$301,280 | \$325,681 | + 8.1% |
| Percent of List Price Received* | 99.6% | 99.4% | - 0.2% | 100.4% | 98.5% | - 1.9% |
| Inventory of Homes for Sale | 5 | 21 | + 320.0% | -- | -- | -- |
| Months Supply of Inventory | 0.4 | 1.9 | + 375.0% | -- | -- | -- |

* 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.