

Local Market Update for June 2024

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



87120

Single-Family Detached	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
Key Metrics						
New Listings	92	84	- 8.7%	467	510	+ 9.2%
Pending Sales	76	79	+ 3.9%	378	404	+ 6.9%
Closed Sales	75	66	- 12.0%	353	361	+ 2.3%
Days on Market Until Sale	21	41	+ 95.2%	25	35	+ 40.0%
Median Sales Price*	\$370,000	\$392,250	+ 6.0%	\$360,000	\$385,000	+ 6.9%
Average Sales Price*	\$416,309	\$470,680	+ 13.1%	\$398,945	\$431,137	+ 8.1%
Percent of List Price Received*	100.2%	98.8%	- 1.4%	100.1%	99.3%	- 0.8%
Inventory of Homes for Sale	104	125	+ 20.2%	--	--	--
Months Supply of Inventory	1.6	2.0	+ 25.0%	--	--	--

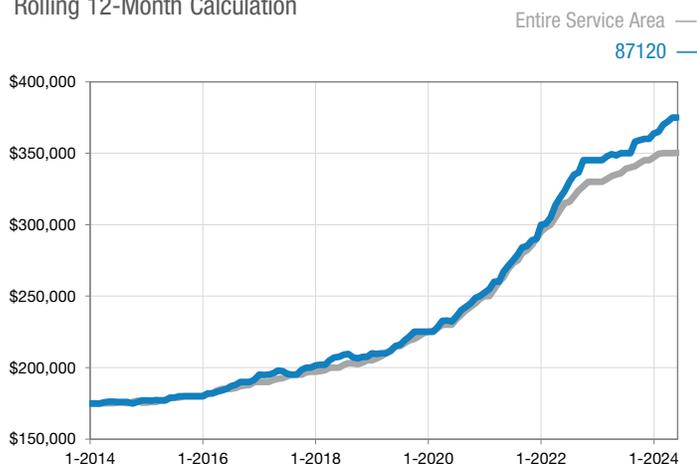
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
Key Metrics						
New Listings	15	16	+ 6.7%	61	64	+ 4.9%
Pending Sales	16	11	- 31.3%	65	53	- 18.5%
Closed Sales	8	9	+ 12.5%	58	46	- 20.7%
Days on Market Until Sale	6	8	+ 33.3%	22	14	- 36.4%
Median Sales Price*	\$243,500	\$290,000	+ 19.1%	\$245,000	\$255,000	+ 4.1%
Average Sales Price*	\$251,875	\$308,722	+ 22.6%	\$275,130	\$285,816	+ 3.9%
Percent of List Price Received*	101.5%	100.7%	- 0.8%	100.0%	99.6%	- 0.4%
Inventory of Homes for Sale	4	9	+ 125.0%	--	--	--
Months Supply of Inventory	0.4	1.1	+ 175.0%	--	--	--

* 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.

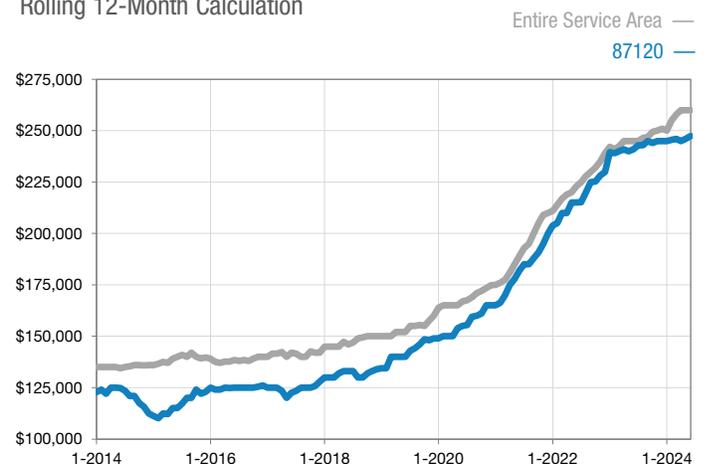
Median Sales Price - Single-Family Detached

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.