Local Market Update for June 2024

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

gaar

87113

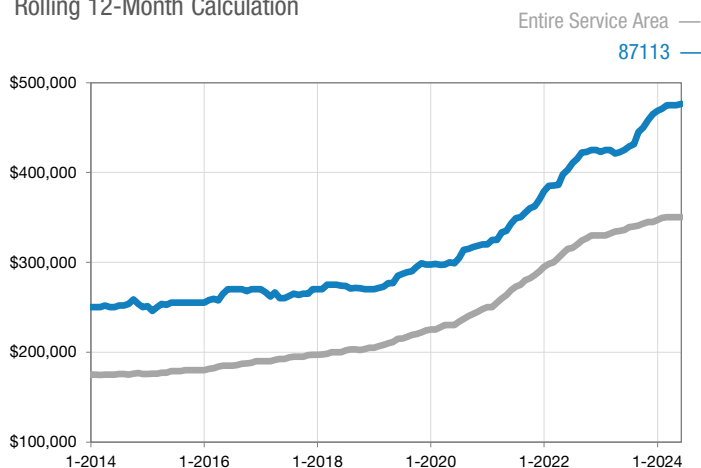| Single-Family Detached	June			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	16	15	- 6.3%	91	80	- 12.1%
Pending Sales	9	13	+ 44.4%	68	63	- 7.4%
Closed Sales	18	16	- 11.1%	64	55	- 14.1%
Days on Market Until Sale	10	23	+ 130.0%	13	18	+ 38.5%
Median Sales Price*	$460,000	$485,000	+ 5.4%	$447,500	$475,000	+ 6.1%
Average Sales Price*	$472,175	$562,181	+ 19.1%	$474,854	$527,280	+ 11.0%
Percent of List Price Received*	100.8%	99.0%	- 1.8%	100.4%	99.8%	- 0.6%
Inventory of Homes for Sale	21	25	+ 19.0%	--	--	--
Months Supply of Inventory	1.6	2.5	+ 56.3%	--	--	--

* 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	2	2	0.0%	9	12	+ 33.3%
Pending Sales	1	2	+ 100.0%	7	12	+ 71.4%
Closed Sales	1	4	+ 300.0%	6	10	+ 66.7%
Days on Market Until Sale	31	5	- 83.9%	11	3	- 72.7%
Median Sales Price*	$251,300	$231,000	- 8.1%	$253,150	$250,500	- 1.0%
Average Sales Price*	$251,300	$230,198	- 8.4%	$256,800	$247,929	- 3.5%
Percent of List Price Received*	96.7%	101.8%	+ 5.3%	98.3%	101.7%	+ 3.5%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	--	--	--	--	--

* 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.
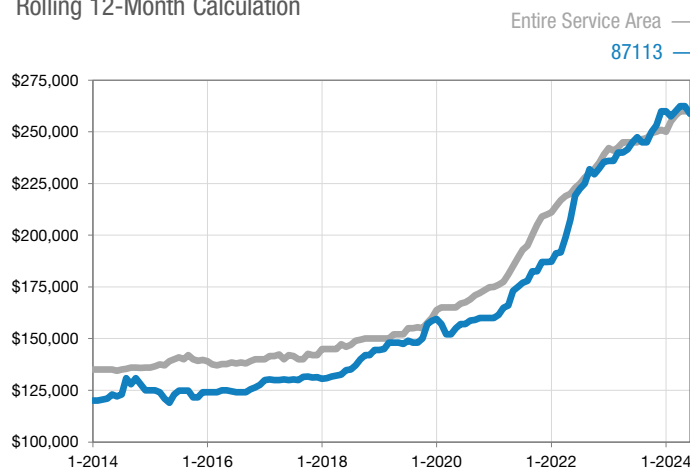
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
87113 —

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

Entire Service Area —
87113 —

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.