

Local Market Update for June 2024

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



Near North Valley – 101

East of Rio Grande River, South of Montgomery Blvd NE / Montano Rd NE, West of I-25, North of I-40

Single-Family Detached	June			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	18	25	+ 38.9%	88	132	+ 50.0%
Pending Sales	15	26	+ 73.3%	71	111	+ 56.3%
Closed Sales	11	19	+ 72.7%	69	96	+ 39.1%
Days on Market Until Sale	23	27	+ 17.4%	38	40	+ 5.3%
Median Sales Price*	\$370,000	\$325,000	- 12.2%	\$330,833	\$327,250	- 1.1%
Average Sales Price*	\$360,645	\$389,300	+ 7.9%	\$350,416	\$385,445	+ 10.0%
Percent of List Price Received*	97.9%	100.3%	+ 2.5%	99.2%	98.4%	- 0.8%
Inventory of Homes for Sale	31	35	+ 12.9%	--	--	--
Months Supply of Inventory	2.1	2.1	0.0%	--	--	--

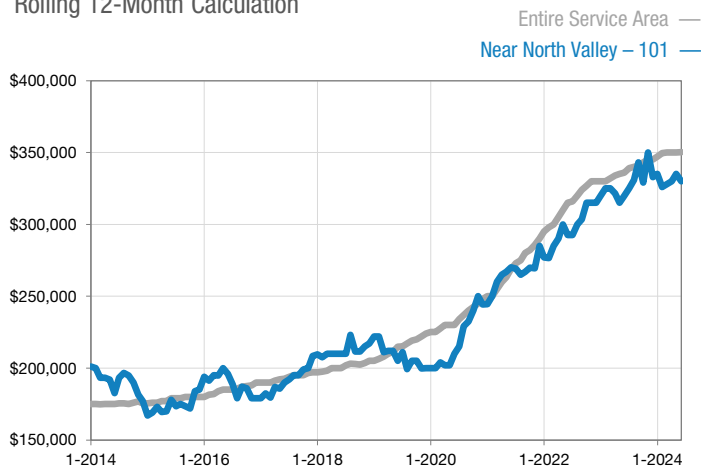
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	6	6	0.0%	15	32	+ 113.3%
Pending Sales	3	5	+ 66.7%	15	28	+ 86.7%
Closed Sales	4	4	0.0%	15	25	+ 66.7%
Days on Market Until Sale	1	10	+ 900.0%	37	21	- 43.2%
Median Sales Price*	\$290,500	\$309,500	+ 6.5%	\$280,000	\$283,000	+ 1.1%
Average Sales Price*	\$290,250	\$318,500	+ 9.7%	\$302,162	\$314,196	+ 4.0%
Percent of List Price Received*	103.5%	99.9%	- 3.5%	100.3%	97.2%	- 3.1%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	1.0	1.4	+ 40.0%	--	--	--

* 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.

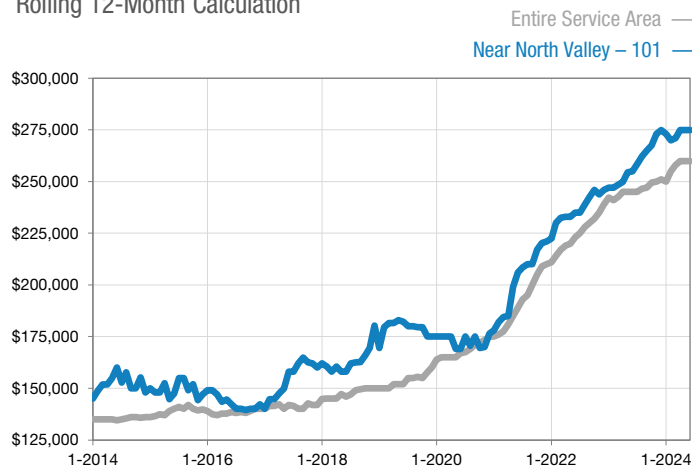
Median Sales Price - Single-Family Detached

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.