

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	25	28	+ 12.0%	127	135	+ 6.3%
Pending Sales	22	21	- 4.5%	99	120	+ 21.2%
Closed Sales	21	21	0.0%	93	103	+ 10.8%
Days on Market Until Sale	33	31	- 6.1%	49	43	- 12.2%
Median Sales Price*	\$435,000	\$405,000	- 6.9%	\$370,000	\$375,000	+ 1.4%
Average Sales Price*	\$535,845	\$538,157	+ 0.4%	\$503,169	\$447,559	- 11.1%
Percent of List Price Received*	98.1%	100.4%	+ 2.3%	98.3%	98.3%	0.0%
Inventory of Homes for Sale	54	40	- 25.9%	--	--	--
Months Supply of Inventory	3.1	2.2	- 29.0%	--	--	--

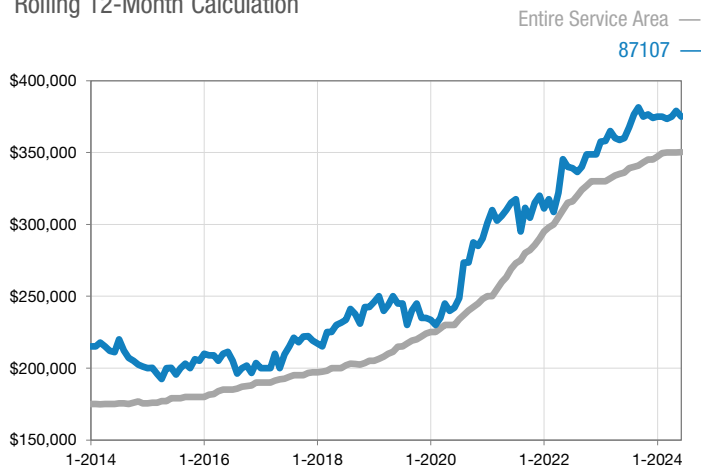
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	7	8	+ 14.3%	19	30	+ 57.9%
Pending Sales	4	6	+ 50.0%	18	25	+ 38.9%
Closed Sales	5	4	- 20.0%	17	23	+ 35.3%
Days on Market Until Sale	2	8	+ 300.0%	36	17	- 52.8%
Median Sales Price*	\$290,000	\$273,000	- 5.9%	\$246,500	\$275,000	+ 11.6%
Average Sales Price*	\$275,200	\$279,250	+ 1.5%	\$253,529	\$304,039	+ 19.9%
Percent of List Price Received*	104.3%	100.2%	- 3.9%	100.9%	97.0%	- 3.9%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	0.8	1.2	+ 50.0%	--	--	--

* 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



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.

Median Sales Price - Single-Family Attached

Rolling 12-Month Calculation

