Local Market Update for June 2024

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

gaar

Uptown – 41

East of I-25, South of Montgomery Blvd NE, West of Wyoming Blvd NE, North of I-40

Single-Family Detached

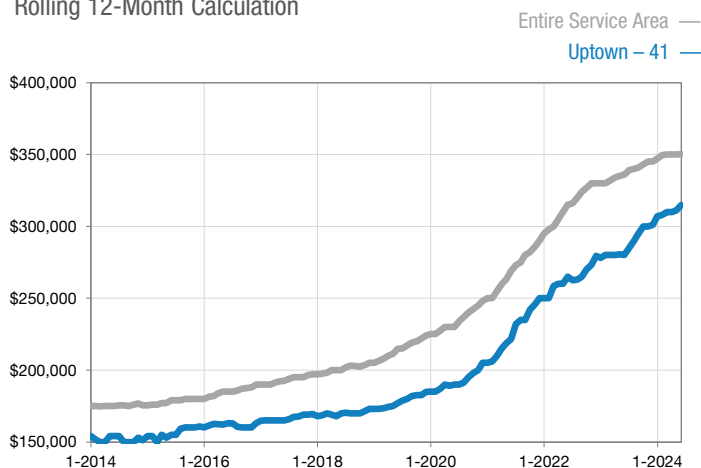| Key Metrics	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	37	33	- 10.8%	159	181	+ 13.8%
Pending Sales	29	36	+ 24.1%	150	159	+ 6.0%
Closed Sales	33	25	- 24.2%	145	134	- 7.6%
Days on Market Until Sale	17	14	- 17.6%	22	24	+ 9.1%
Median Sales Price*	$275,000	$331,128	+ 20.4%	$287,000	$315,000	+ 9.8%
Average Sales Price*	$295,718	$352,983	+ 19.4%	$296,249	$324,806	+ 9.6%
Percent of List Price Received*	99.6%	99.8%	+ 0.2%	99.2%	99.3%	+ 0.1%
Inventory of Homes for Sale	27	29	+ 7.4%	--	--	--
Months Supply of Inventory	1.1	1.3	+ 18.2%	--	--	--

* 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

Key Metrics	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	9	4	- 55.6%	29	28	- 3.4%
Pending Sales	3	6	+ 100.0%	25	22	- 12.0%
Closed Sales	5	3	- 40.0%	24	17	- 29.2%
Days on Market Until Sale	8	11	+ 37.5%	9	15	+ 66.7%
Median Sales Price*	$175,000	$179,000	+ 2.3%	$155,000	$175,000	+ 12.9%
Average Sales Price*	$183,700	$284,667	+ 55.0%	$170,104	$199,500	+ 17.3%
Percent of List Price Received*	101.2%	99.1%	- 2.1%	99.2%	98.7%	- 0.5%
Inventory of Homes for Sale	6	9	+ 50.0%	--	--	--
Months Supply of Inventory	1.3	2.1	+ 61.5%	--	--	--

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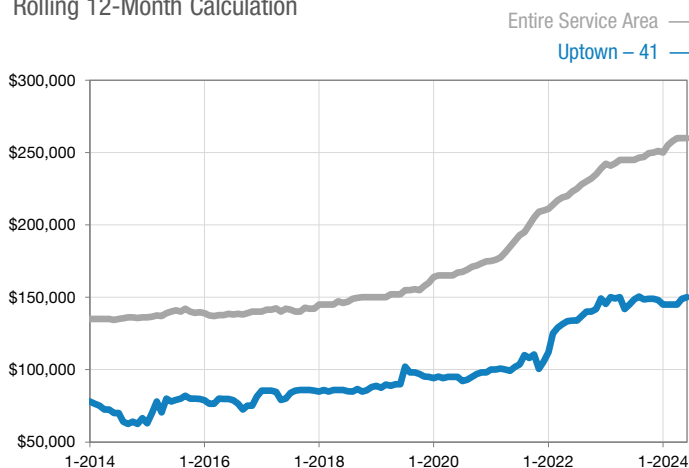
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Uptown – 41 —

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

Entire Service Area —
Uptown – 41 —

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.