

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	31	36	+ 16.1%	149	174	+ 16.8%
Pending Sales	21	32	+ 52.4%	121	142	+ 17.4%
Closed Sales	28	26	- 7.1%	118	116	- 1.7%
Days on Market Until Sale	26	18	- 30.8%	25	28	+ 12.0%
Median Sales Price*	\$692,500	\$680,940	- 1.7%	\$705,000	\$750,000	+ 6.4%
Average Sales Price*	\$749,304	\$769,643	+ 2.7%	\$774,555	\$831,161	+ 7.3%
Percent of List Price Received*	99.2%	101.0%	+ 1.8%	99.0%	99.2%	+ 0.2%
Inventory of Homes for Sale	32	39	+ 21.9%	--	--	--
Months Supply of Inventory	1.7	1.8	+ 5.9%	--	--	--

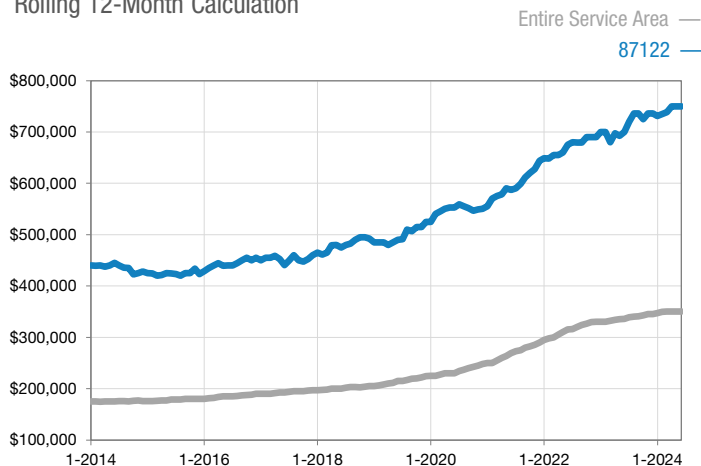
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	1	0	- 100.0%	4	7	+ 75.0%
Pending Sales	0	0	0.0%	3	5	+ 66.7%
Closed Sales	1	3	+ 200.0%	4	6	+ 50.0%
Days on Market Until Sale	2	26	+ 1200.0%	4	25	+ 525.0%
Median Sales Price*	\$335,000	\$525,000	+ 56.7%	\$317,950	\$378,500	+ 19.0%
Average Sales Price*	\$335,000	\$468,333	+ 39.8%	\$363,975	\$422,000	+ 15.9%
Percent of List Price Received*	111.7%	98.8%	- 11.5%	110.6%	97.9%	- 11.5%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.7	1.1	+ 57.1%	--	--	--

* 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.

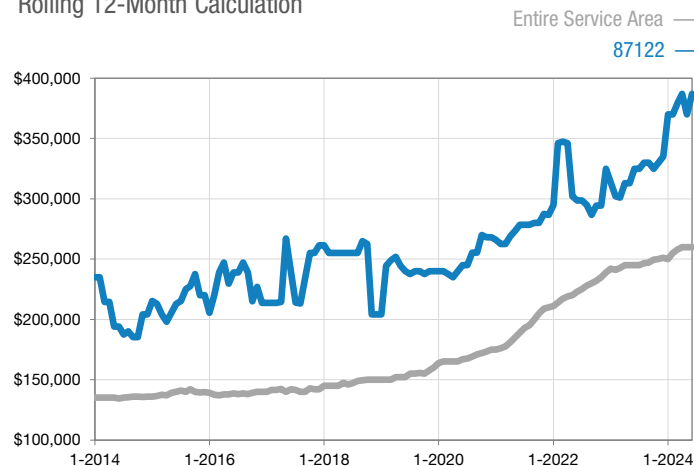
Median Sales Price - Single-Family Detached

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.