

Local Market Update for June 2024

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



Downtown Area – 80

East of Rio Grande River, South of I-40, East of I-25, North of Cesar Chavez

Single-Family Detached	June			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	12	16	+ 33.3%	86	81	- 5.8%
Pending Sales	7	7	0.0%	76	62	- 18.4%
Closed Sales	16	7	- 56.3%	75	62	- 17.3%
Days on Market Until Sale	24	10	- 58.3%	35	30	- 14.3%
Median Sales Price*	\$307,500	\$285,000	- 7.3%	\$285,000	\$300,420	+ 5.4%
Average Sales Price*	\$463,641	\$345,543	- 25.5%	\$350,048	\$344,976	- 1.4%
Percent of List Price Received*	100.0%	97.6%	- 2.4%	98.8%	97.6%	- 1.2%
Inventory of Homes for Sale	16	32	+ 100.0%	--	--	--
Months Supply of Inventory	1.4	3.5	+ 150.0%	--	--	--

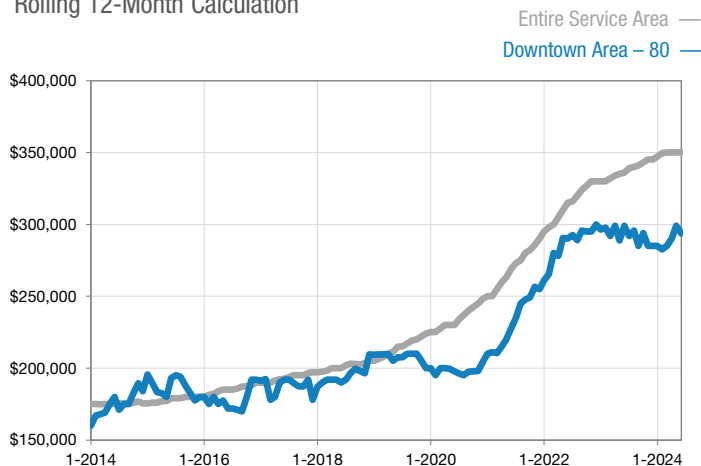
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	12	6	- 50.0%	53	42	- 20.8%
Pending Sales	9	4	- 55.6%	45	30	- 33.3%
Closed Sales	8	3	- 62.5%	42	26	- 38.1%
Days on Market Until Sale	50	24	- 52.0%	29	69	+ 137.9%
Median Sales Price*	\$332,250	\$250,000	- 24.8%	\$321,500	\$261,000	- 18.8%
Average Sales Price*	\$334,813	\$238,333	- 28.8%	\$309,716	\$262,515	- 15.2%
Percent of List Price Received*	100.1%	97.8%	- 2.3%	98.6%	97.5%	- 1.1%
Inventory of Homes for Sale	13	17	+ 30.8%	--	--	--
Months Supply of Inventory	2.1	3.1	+ 47.6%	--	--	--

* 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.

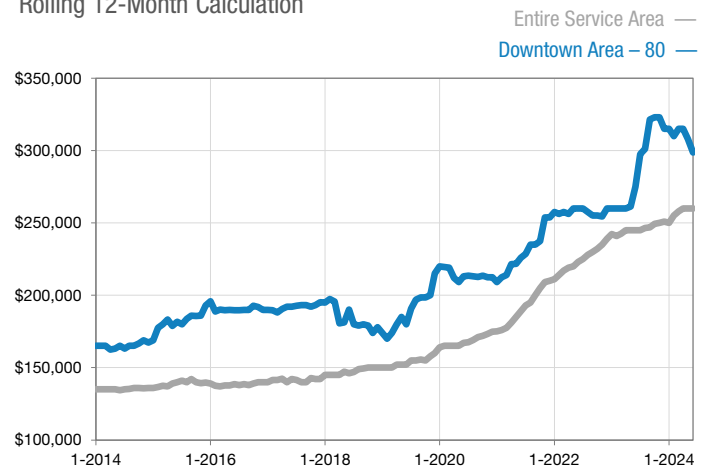
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.