

Local Market Update for June 2024

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



Near South Valley – 90

East of Coors Blvd SW, South of Central Ave / Cesar Chavez, West of I-25, North of Rio Bravo Blvd SW

Single-Family Detached	June			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	18	16	- 11.1%	83	91	+ 9.6%
Pending Sales	12	11	- 8.3%	70	88	+ 25.7%
Closed Sales	8	17	+ 112.5%	64	83	+ 29.7%
Days on Market Until Sale	17	25	+ 47.1%	24	30	+ 25.0%
Median Sales Price*	\$205,000	\$265,000	+ 29.3%	\$227,500	\$260,000	+ 14.3%
Average Sales Price*	\$224,500	\$276,112	+ 23.0%	\$245,178	\$265,347	+ 8.2%
Percent of List Price Received*	93.1%	98.0%	+ 5.3%	98.3%	99.0%	+ 0.7%
Inventory of Homes for Sale	15	22	+ 46.7%	--	--	--
Months Supply of Inventory	1.2	1.9	+ 58.3%	--	--	--

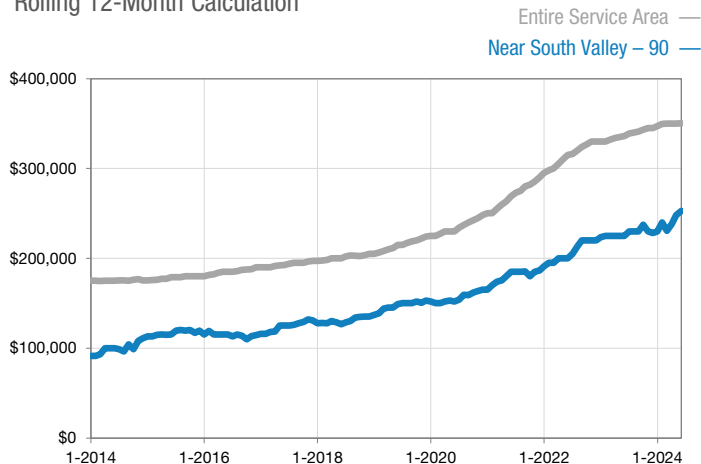
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	0	1	--	2	7	+ 250.0%
Pending Sales	0	0	0.0%	4	5	+ 25.0%
Closed Sales	1	0	- 100.0%	4	5	+ 25.0%
Days on Market Until Sale	13	--	--	39	36	- 7.7%
Median Sales Price*	\$120,950	--	--	\$132,975	\$200,000	+ 50.4%
Average Sales Price*	\$120,950	--	--	\$137,738	\$190,500	+ 38.3%
Percent of List Price Received*	93.8%	--	--	93.9%	101.5%	+ 8.1%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	--	1.2	--	--	--	--

* 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.

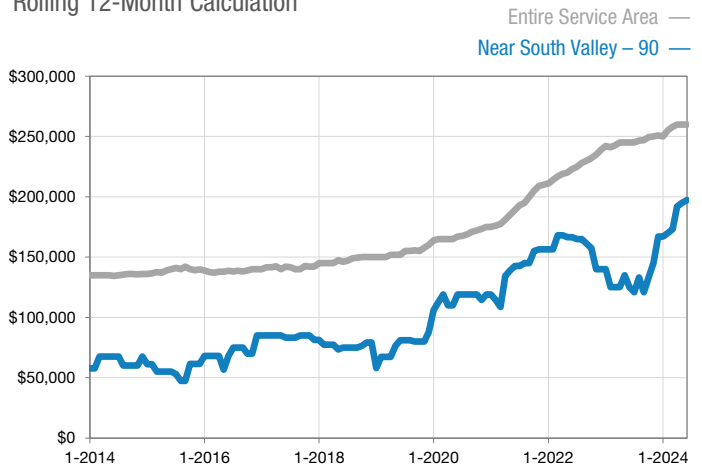
Median Sales Price - Single-Family Detached

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.