

Local Market Update for June 2024

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



UNM – 40

East of I-25, South of I-40, West of San Mateo Blvd NE, North of Central Ave

| Single-Family Detached | June | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2023 | 2024 | Percent Change | Thru 6-2023 | Thru 6-2024 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 20 | 16 | - 20.0% | 107 | 114 | + 6.5% |
| Pending Sales | 15 | 16 | + 6.7% | 87 | 88 | + 1.1% |
| Closed Sales | 16 | 14 | - 12.5% | 76 | 82 | + 7.9% |
| Days on Market Until Sale | 24 | 12 | - 50.0% | 18 | 27 | + 50.0% |
| Median Sales Price* | \$451,250 | \$448,500 | - 0.6% | \$388,250 | \$432,500 | + 11.4% |
| Average Sales Price* | \$488,662 | \$477,071 | - 2.4% | \$426,675 | \$460,986 | + 8.0% |
| Percent of List Price Received* | 99.8% | 100.6% | + 0.8% | 99.6% | 99.3% | - 0.3% |
| Inventory of Homes for Sale | 21 | 30 | + 42.9% | -- | -- | -- |
| Months Supply of Inventory | 1.5 | 2.1 | + 40.0% | -- | -- | -- |

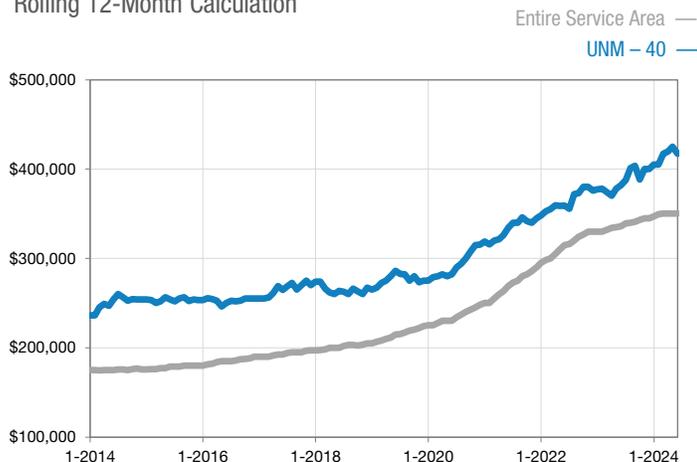
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | June | | | Year to Date | | |
|---------------------------------|-----------|------|----------------|--------------|------------------|----------------|
| | 2023 | 2024 | Percent Change | Thru 6-2023 | Thru 6-2024 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 0 | 2 | -- | 12 | 4 | - 66.7% |
| Pending Sales | 0 | 0 | 0.0% | 7 | 2 | - 71.4% |
| Closed Sales | 1 | 0 | - 100.0% | 6 | 2 | - 66.7% |
| Days on Market Until Sale | 3 | -- | -- | 3 | 21 | + 600.0% |
| Median Sales Price* | \$330,000 | -- | -- | \$322,500 | \$408,000 | + 26.5% |
| Average Sales Price* | \$330,000 | -- | -- | \$296,483 | \$408,000 | + 37.6% |
| Percent of List Price Received* | 101.5% | -- | -- | 104.0% | 96.0% | - 7.7% |
| Inventory of Homes for Sale | 4 | 3 | - 25.0% | -- | -- | -- |
| Months Supply of Inventory | 2.7 | 2.1 | - 22.2% | -- | -- | -- |

* 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.

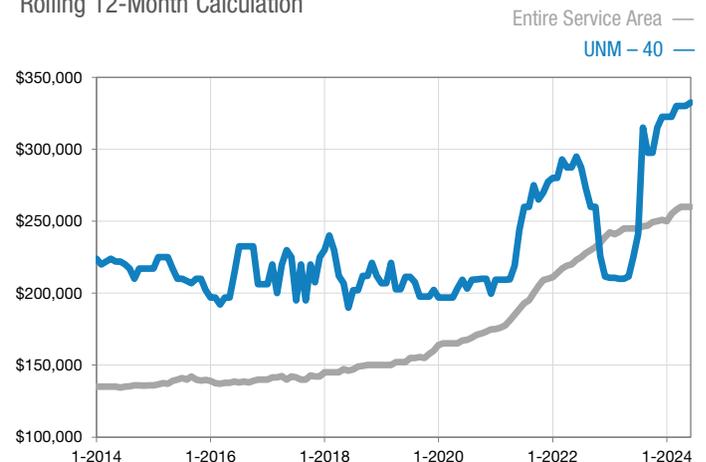
Median Sales Price - Single-Family Detached

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.