

# Local Market Update for June 2024

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



## Valley Farms – 91

East of Coors Blvd SW, South of Rio Bravo Blvd SW, West / North of I-25

Single-Family Detached	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
<b>Key Metrics</b>						
New Listings	10	10	0.0%	52	38	- 26.9%
Pending Sales	10	8	- 20.0%	40	32	- 20.0%
Closed Sales	5	5	0.0%	34	27	- 20.6%
Days on Market Until Sale	20	36	+ 80.0%	40	20	- 50.0%
Median Sales Price*	\$309,000	<b>\$282,000</b>	- 8.7%	\$307,000	<b>\$320,000</b>	+ 4.2%
Average Sales Price*	\$342,400	<b>\$364,000</b>	+ 6.3%	\$349,265	<b>\$331,148</b>	- 5.2%
Percent of List Price Received*	98.1%	<b>96.1%</b>	- 2.0%	97.9%	<b>99.2%</b>	+ 1.3%
Inventory of Homes for Sale	18	10	- 44.4%	--	--	--
Months Supply of Inventory	2.4	1.6	- 33.3%	--	--	--

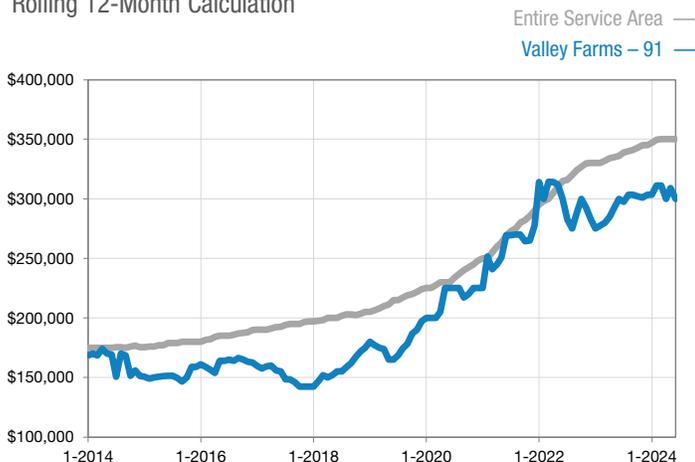
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
<b>Key Metrics</b>						
New Listings	0	0	0.0%	0	1	--
Pending Sales	0	0	0.0%	0	1	--
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

\* 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.

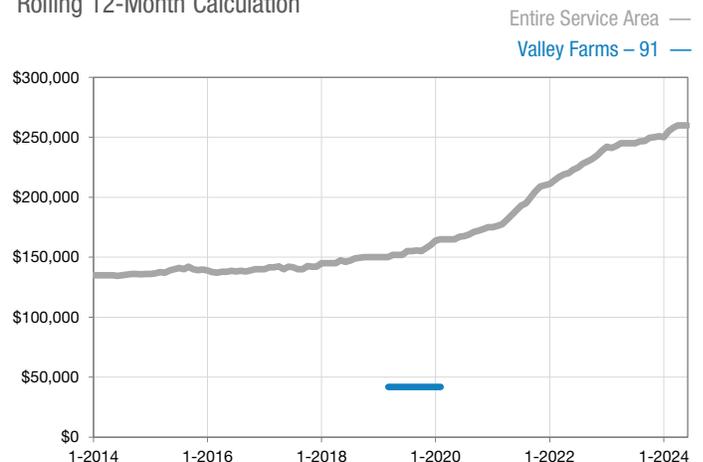
### Median Sales Price - Single-Family Detached

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.