

Local Market Update for June 2024

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



Academy West – 32

East of I-25, South of Paseo del Norte Blvd NE, West of Wyoming Blvd NE, North of Montgomery Blvd NE

Single-Family Detached	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
Key Metrics						
New Listings	18	15	- 16.7%	96	81	- 15.6%
Pending Sales	6	15	+ 150.0%	86	68	- 20.9%
Closed Sales	17	15	- 11.8%	87	62	- 28.7%
Days on Market Until Sale	12	22	+ 83.3%	19	25	+ 31.6%
Median Sales Price*	\$359,000	\$375,000	+ 4.5%	\$370,000	\$369,500	- 0.1%
Average Sales Price*	\$392,147	\$403,067	+ 2.8%	\$394,208	\$393,040	- 0.3%
Percent of List Price Received*	100.4%	98.8%	- 1.6%	100.0%	99.4%	- 0.6%
Inventory of Homes for Sale	21	12	- 42.9%	--	--	--
Months Supply of Inventory	1.8	1.0	- 44.4%	--	--	--

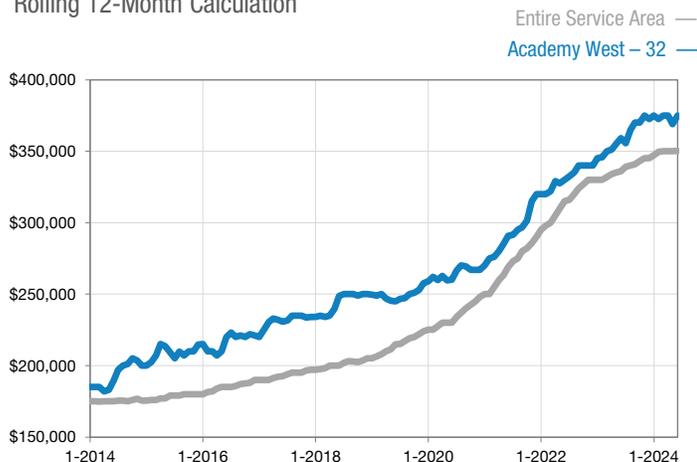
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
Key Metrics						
New Listings	9	14	+ 55.6%	63	91	+ 44.4%
Pending Sales	9	10	+ 11.1%	59	73	+ 23.7%
Closed Sales	13	15	+ 15.4%	51	71	+ 39.2%
Days on Market Until Sale	15	15	0.0%	16	20	+ 25.0%
Median Sales Price*	\$275,000	\$270,000	- 1.8%	\$269,255	\$265,000	- 1.6%
Average Sales Price*	\$251,115	\$268,827	+ 7.1%	\$253,474	\$244,996	- 3.3%
Percent of List Price Received*	102.2%	98.4%	- 3.7%	100.9%	98.7%	- 2.2%
Inventory of Homes for Sale	6	20	+ 233.3%	--	--	--
Months Supply of Inventory	0.6	2.2	+ 266.7%	--	--	--

* 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.

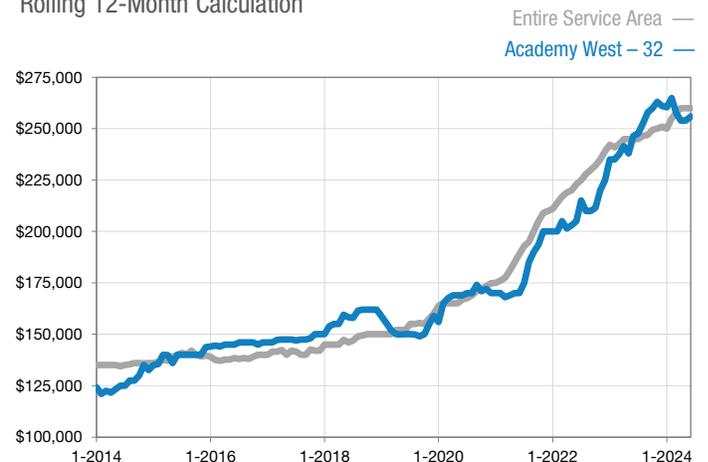
Median Sales Price - Single-Family Detached

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.