

Local Market Update for June 2024

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



East Los Lunas, Tome, Valencia – 711

North of Patricio Dr, South of Valencia Rd, East of Rio Grande River, West of La Ladera Rd

Single-Family Detached	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
Key Metrics						
New Listings	4	3	- 25.0%	29	33	+ 13.8%
Pending Sales	5	2	- 60.0%	22	24	+ 9.1%
Closed Sales	3	5	+ 66.7%	17	23	+ 35.3%
Days on Market Until Sale	89	42	- 52.8%	65	61	- 6.2%
Median Sales Price*	\$475,000	\$384,500	- 19.1%	\$435,000	\$387,000	- 11.0%
Average Sales Price*	\$456,667	\$445,480	- 2.4%	\$420,353	\$442,642	+ 5.3%
Percent of List Price Received*	97.8%	98.9%	+ 1.1%	98.4%	97.3%	- 1.1%
Inventory of Homes for Sale	13	15	+ 15.4%	--	--	--
Months Supply of Inventory	4.6	4.2	- 8.7%	--	--	--

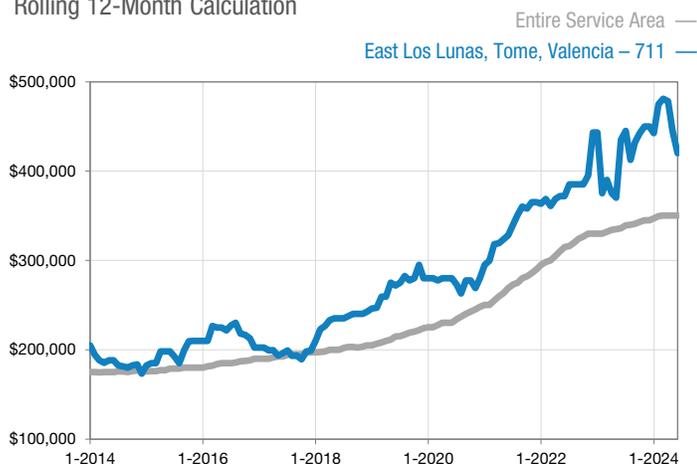
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
Key Metrics						
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
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.

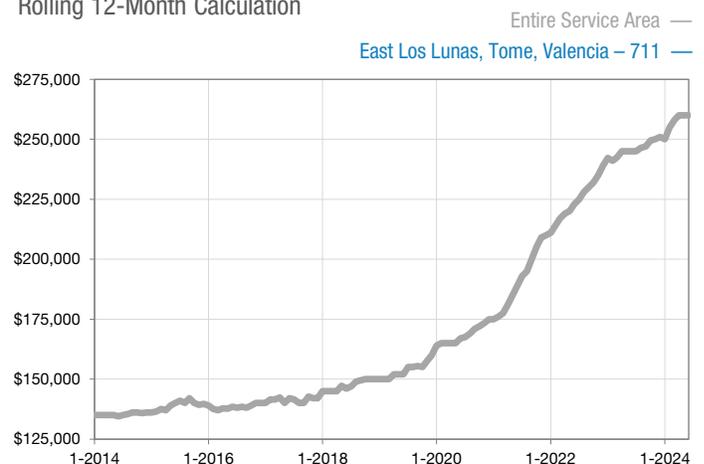
Median Sales Price - Single-Family Detached

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.