

Local Market Update for June 2024

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



UNM South – 42

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

Single-Family Detached	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
Key Metrics						
New Listings	16	27	+ 68.8%	91	102	+ 12.1%
Pending Sales	15	16	+ 6.7%	82	80	- 2.4%
Closed Sales	21	8	- 61.9%	75	70	- 6.7%
Days on Market Until Sale	28	31	+ 10.7%	33	30	- 9.1%
Median Sales Price*	\$349,526	\$294,000	- 15.9%	\$307,500	\$357,250	+ 16.2%
Average Sales Price*	\$395,888	\$306,313	- 22.6%	\$349,524	\$391,188	+ 11.9%
Percent of List Price Received*	100.7%	100.2%	- 0.5%	99.1%	98.4%	- 0.7%
Inventory of Homes for Sale	14	34	+ 142.9%	--	--	--
Months Supply of Inventory	1.1	2.6	+ 136.4%	--	--	--

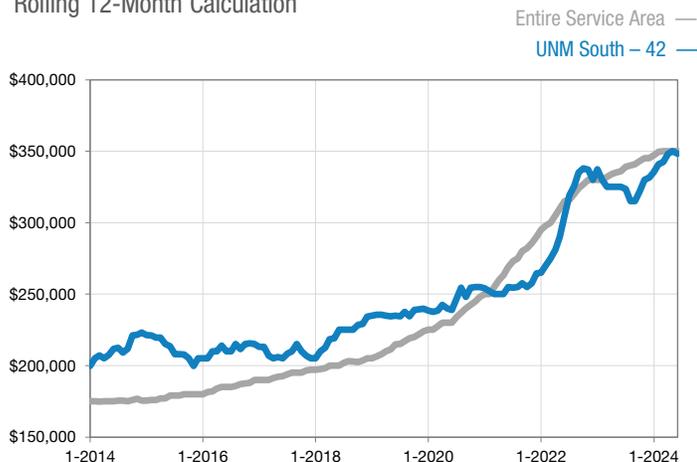
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
Key Metrics						
New Listings	2	3	+ 50.0%	16	16	0.0%
Pending Sales	0	1	--	16	11	- 31.3%
Closed Sales	2	0	- 100.0%	18	13	- 27.8%
Days on Market Until Sale	8	--	--	45	44	- 2.2%
Median Sales Price*	\$233,000	--	--	\$158,000	\$120,000	- 24.1%
Average Sales Price*	\$233,000	--	--	\$194,689	\$221,077	+ 13.6%
Percent of List Price Received*	100.5%	--	--	97.8%	98.3%	+ 0.5%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	1.7	1.7	0.0%	--	--	--

* 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.

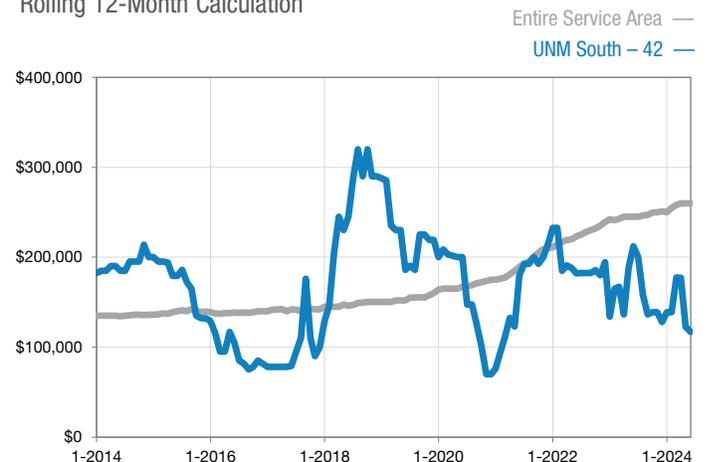
Median Sales Price - Single-Family Detached

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.