Local Market Update for June 2024

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

gaar

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Single-Family Detached

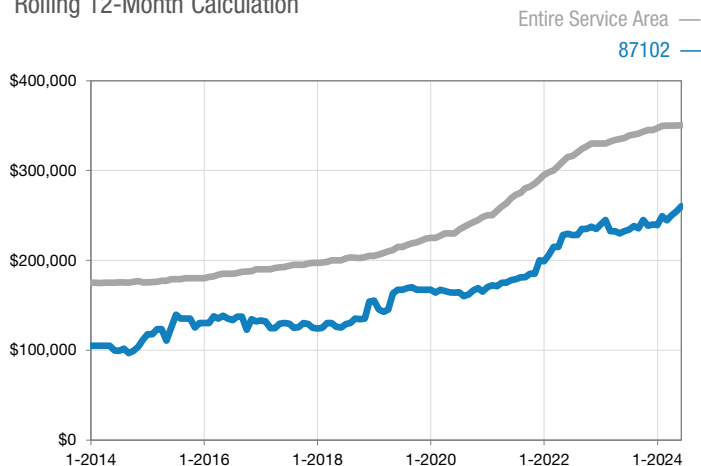| Key Metrics	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	9	13	+ 44.4%	82	69	- 15.9%
Pending Sales	10	10	0.0%	72	56	- 22.2%
Closed Sales	11	5	- 54.5%	69	52	- 24.6%
Days on Market Until Sale	9	5	- 44.4%	29	27	- 6.9%
Median Sales Price*	$240,000	$279,000	+ 16.3%	$239,000	$265,000	+ 10.9%
Average Sales Price*	$271,514	$271,780	+ 0.1%	$268,999	$262,694	- 2.3%
Percent of List Price Received*	100.5%	97.8%	- 2.7%	99.3%	97.9%	- 1.4%
Inventory of Homes for Sale	12	22	+ 83.3%	--	--	--
Months Supply of Inventory	1.2	2.7	+ 125.0%	--	--	--

* 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

Key Metrics	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	10	6	- 40.0%	38	36	- 5.3%
Pending Sales	7	4	- 42.9%	32	26	- 18.8%
Closed Sales	6	3	- 50.0%	29	22	- 24.1%
Days on Market Until Sale	62	24	- 61.3%	35	80	+ 128.6%
Median Sales Price*	$329,500	$250,000	- 24.1%	$280,000	$253,500	- 9.5%
Average Sales Price*	$329,750	$238,333	- 27.7%	$282,759	$251,427	- 11.1%
Percent of List Price Received*	99.9%	97.8%	- 2.1%	98.7%	97.3%	- 1.4%
Inventory of Homes for Sale	11	16	+ 45.5%	--	--	--
Months Supply of Inventory	2.4	3.4	+ 41.7%	--	--	--

* 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.
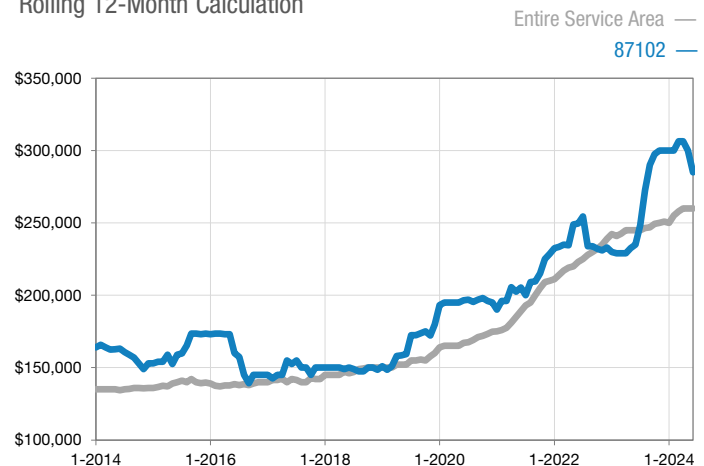
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
87102 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
87102 —

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.