

Local Market Update for June 2024

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



87124

Single-Family Detached	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
Key Metrics						
New Listings	88	77	- 12.5%	427	463	+ 8.4%
Pending Sales	72	71	- 1.4%	373	392	+ 5.1%
Closed Sales	74	56	- 24.3%	348	348	0.0%
Days on Market Until Sale	17	25	+ 47.1%	29	33	+ 13.8%
Median Sales Price*	\$359,400	\$381,000	+ 6.0%	\$350,000	\$369,000	+ 5.4%
Average Sales Price*	\$393,737	\$402,831	+ 2.3%	\$389,851	\$395,596	+ 1.5%
Percent of List Price Received*	101.0%	99.5%	- 1.5%	99.8%	99.1%	- 0.7%
Inventory of Homes for Sale	82	107	+ 30.5%	--	--	--
Months Supply of Inventory	1.3	1.7	+ 30.8%	--	--	--

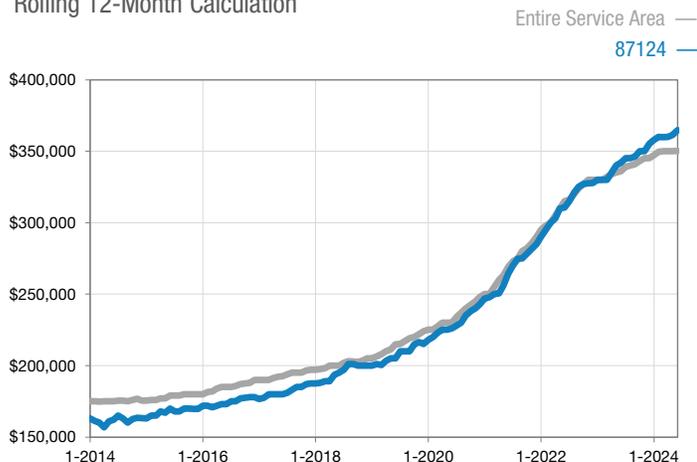
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
Key Metrics						
New Listings	9	9	0.0%	40	55	+ 37.5%
Pending Sales	9	7	- 22.2%	38	49	+ 28.9%
Closed Sales	6	5	- 16.7%	33	44	+ 33.3%
Days on Market Until Sale	6	9	+ 50.0%	15	26	+ 73.3%
Median Sales Price*	\$237,500	\$249,000	+ 4.8%	\$260,000	\$262,500	+ 1.0%
Average Sales Price*	\$226,833	\$239,100	+ 5.4%	\$242,055	\$249,009	+ 2.9%
Percent of List Price Received*	104.3%	97.4%	- 6.6%	100.8%	98.8%	- 2.0%
Inventory of Homes for Sale	3	9	+ 200.0%	--	--	--
Months Supply of Inventory	0.5	1.3	+ 160.0%	--	--	--

* 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.

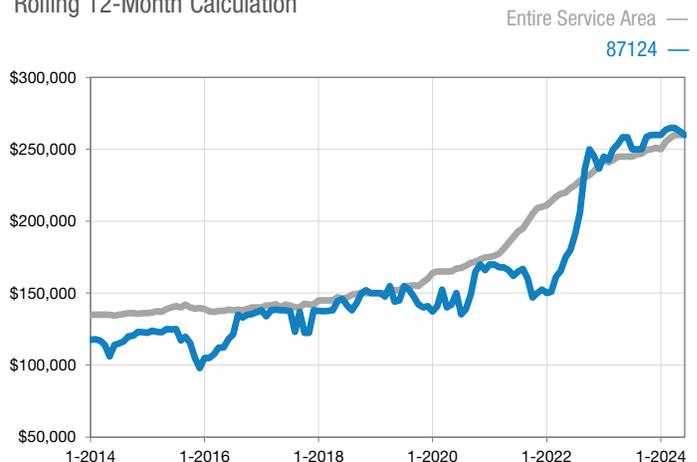
Median Sales Price - Single-Family Detached

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.