

Local Market Update for June 2024

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



87002

Single-Family Detached	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
Key Metrics						
New Listings	24	30	+ 25.0%	161	177	+ 9.9%
Pending Sales	14	20	+ 42.9%	129	125	- 3.1%
Closed Sales	18	13	- 27.8%	119	114	- 4.2%
Days on Market Until Sale	35	52	+ 48.6%	55	51	- 7.3%
Median Sales Price*	\$248,450	\$281,900	+ 13.5%	\$255,450	\$272,450	+ 6.7%
Average Sales Price*	\$277,456	\$294,635	+ 6.2%	\$266,742	\$280,051	+ 5.0%
Percent of List Price Received*	98.6%	98.3%	- 0.3%	98.7%	98.4%	- 0.3%
Inventory of Homes for Sale	60	72	+ 20.0%	--	--	--
Months Supply of Inventory	3.1	3.8	+ 22.6%	--	--	--

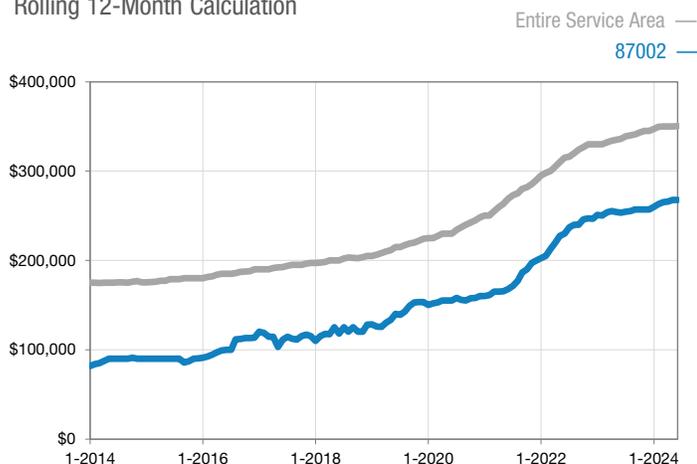
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
Key Metrics						
New Listings	1	5	+ 400.0%	15	15	0.0%
Pending Sales	0	2	--	9	8	- 11.1%
Closed Sales	0	2	--	10	7	- 30.0%
Days on Market Until Sale	--	28	--	10	15	+ 50.0%
Median Sales Price*	--	\$245,500	--	\$172,000	\$215,000	+ 25.0%
Average Sales Price*	--	\$245,500	--	\$176,205	\$213,000	+ 20.9%
Percent of List Price Received*	--	98.3%	--	102.9%	99.1%	- 3.7%
Inventory of Homes for Sale	1	6	+ 500.0%	--	--	--
Months Supply of Inventory	0.5	4.2	+ 740.0%	--	--	--

* 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.

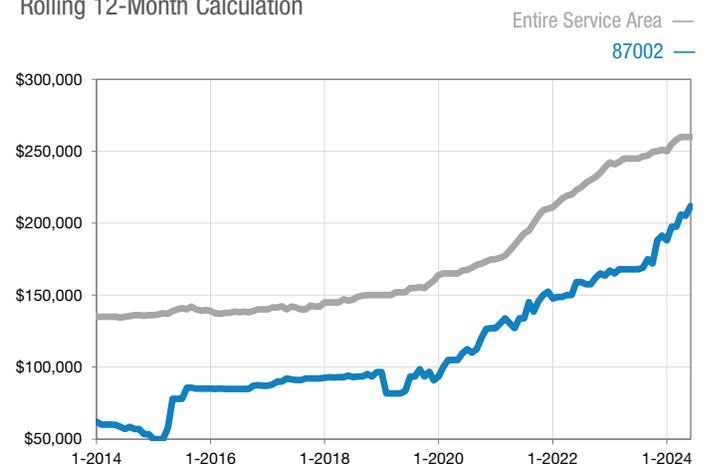
Median Sales Price - Single-Family Detached

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.