

Local Market Update for June 2024

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



87109

Single-Family Detached	June			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	33	28	- 15.2%	151	142	- 6.0%
Pending Sales	18	27	+ 50.0%	133	127	- 4.5%
Closed Sales	22	20	- 9.1%	125	111	- 11.2%
Days on Market Until Sale	10	18	+ 80.0%	17	26	+ 52.9%
Median Sales Price*	\$380,500	\$391,750	+ 3.0%	\$393,700	\$400,000	+ 1.6%
Average Sales Price*	\$402,068	\$428,775	+ 6.6%	\$413,778	\$427,057	+ 3.2%
Percent of List Price Received*	100.4%	99.2%	- 1.2%	100.2%	99.3%	- 0.9%
Inventory of Homes for Sale	33	18	- 45.5%	--	--	--
Months Supply of Inventory	1.7	0.9	- 47.1%	--	--	--

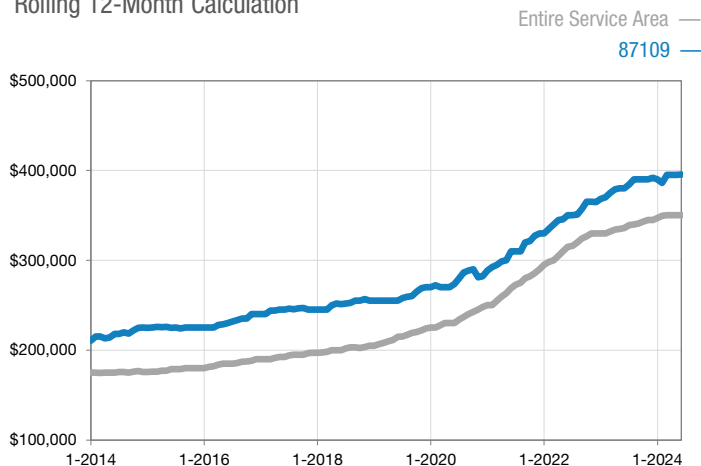
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	10	18	+ 80.0%	72	102	+ 41.7%
Pending Sales	9	13	+ 44.4%	68	82	+ 20.6%
Closed Sales	14	15	+ 7.1%	61	78	+ 27.9%
Days on Market Until Sale	16	15	- 6.3%	15	18	+ 20.0%
Median Sales Price*	\$255,000	\$270,000	+ 5.9%	\$269,255	\$272,500	+ 1.2%
Average Sales Price*	\$243,536	\$268,827	+ 10.4%	\$248,183	\$250,688	+ 1.0%
Percent of List Price Received*	102.4%	98.4%	- 3.9%	100.8%	98.7%	- 2.1%
Inventory of Homes for Sale	7	22	+ 214.3%	--	--	--
Months Supply of Inventory	0.6	2.0	+ 233.3%	--	--	--

* 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.

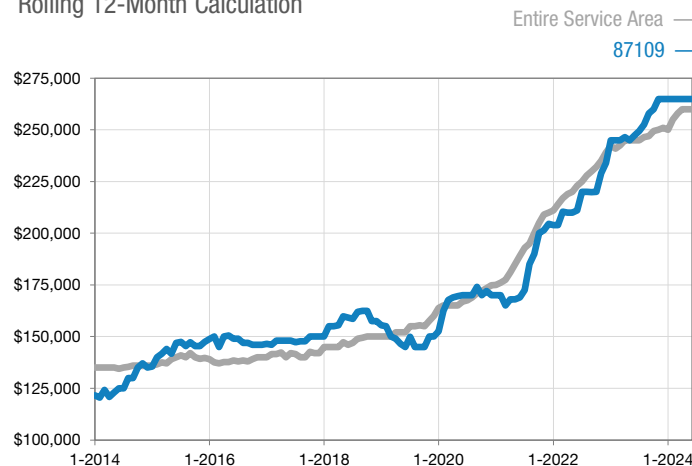
Median Sales Price - Single-Family Detached

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.