

Local Market Update for June 2024

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



Los Chavez – 740

North of I-25 Bypass, South of Miller Rd, East of I-25, West of Rio Grande River

| Single-Family Detached | June | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2023 | 2024 | Percent Change | Thru 6-2023 | Thru 6-2024 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 3 | 5 | + 66.7% | 34 | 23 | - 32.4% |
| Pending Sales | 2 | 2 | 0.0% | 18 | 20 | + 11.1% |
| Closed Sales | 5 | 3 | - 40.0% | 18 | 18 | 0.0% |
| Days on Market Until Sale | 47 | 63 | + 34.0% | 32 | 112 | + 250.0% |
| Median Sales Price* | \$260,000 | \$373,000 | + 43.5% | \$257,500 | \$366,000 | + 42.1% |
| Average Sales Price* | \$258,600 | \$356,667 | + 37.9% | \$287,583 | \$384,695 | + 33.8% |
| Percent of List Price Received* | 97.5% | 100.4% | + 3.0% | 98.9% | 98.2% | - 0.7% |
| Inventory of Homes for Sale | 14 | 15 | + 7.1% | -- | -- | -- |
| Months Supply of Inventory | 5.1 | 5.5 | + 7.8% | -- | -- | -- |

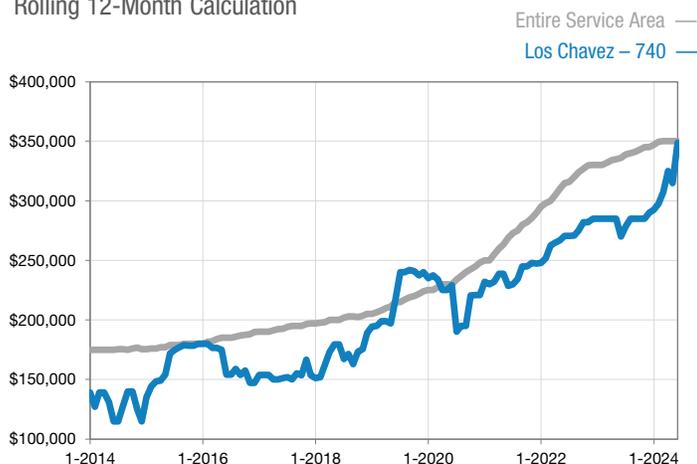
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | June | | | Year to Date | | |
|---------------------------------|------|------|----------------|--------------|-------------|----------------|
| | 2023 | 2024 | Percent Change | Thru 6-2023 | Thru 6-2024 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 0 | 0 | 0.0% | 0 | 0 | 0.0% |
| Pending Sales | 0 | 0 | 0.0% | 0 | 0 | 0.0% |
| Closed Sales | 0 | 0 | 0.0% | 0 | 0 | 0.0% |
| Days on Market Until Sale | -- | -- | -- | -- | -- | -- |
| Median Sales Price* | -- | -- | -- | -- | -- | -- |
| Average Sales Price* | -- | -- | -- | -- | -- | -- |
| Percent of List Price Received* | -- | -- | -- | -- | -- | -- |
| Inventory of Homes for Sale | 0 | 0 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | -- | -- | -- | -- | -- | -- |

* 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.

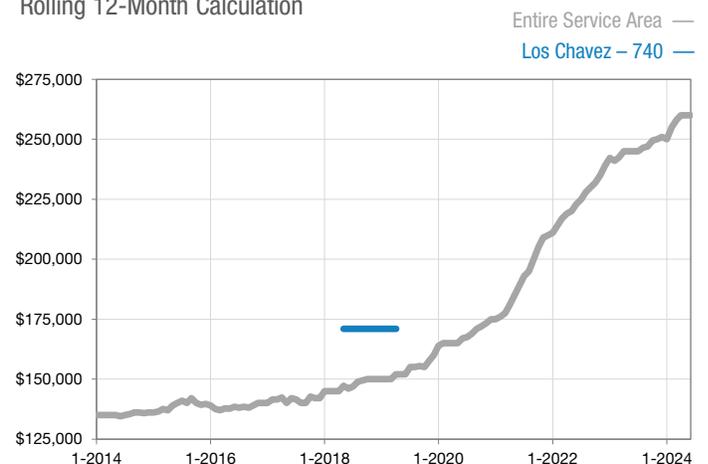
Median Sales Price - Single-Family Detached

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.