

Local Market Update for June 2024

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



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Single-Family Detached	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
Key Metrics						
New Listings	37	55	+ 48.6%	212	260	+ 22.6%
Pending Sales	32	40	+ 25.0%	189	218	+ 15.3%
Closed Sales	42	40	- 4.8%	178	198	+ 11.2%
Days on Market Until Sale	14	26	+ 85.7%	24	24	0.0%
Median Sales Price*	\$392,500	\$358,500	- 8.7%	\$369,000	\$335,500	- 9.1%
Average Sales Price*	\$390,855	\$402,410	+ 3.0%	\$386,385	\$368,600	- 4.6%
Percent of List Price Received*	99.3%	98.5%	- 0.8%	99.3%	98.9%	- 0.4%
Inventory of Homes for Sale	35	50	+ 42.9%	--	--	--
Months Supply of Inventory	1.1	1.5	+ 36.4%	--	--	--

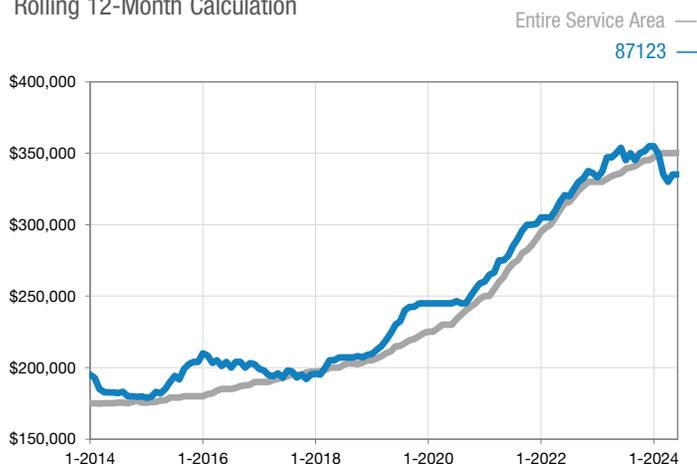
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
Key Metrics						
New Listings	5	9	+ 80.0%	44	50	+ 13.6%
Pending Sales	7	8	+ 14.3%	41	43	+ 4.9%
Closed Sales	10	6	- 40.0%	42	38	- 9.5%
Days on Market Until Sale	4	4	0.0%	9	10	+ 11.1%
Median Sales Price*	\$273,250	\$282,500	+ 3.4%	\$254,000	\$282,500	+ 11.2%
Average Sales Price*	\$277,450	\$298,483	+ 7.6%	\$262,567	\$291,108	+ 10.9%
Percent of List Price Received*	102.3%	101.2%	- 1.1%	101.1%	100.4%	- 0.7%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	0.5	0.8	+ 60.0%	--	--	--

* 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.

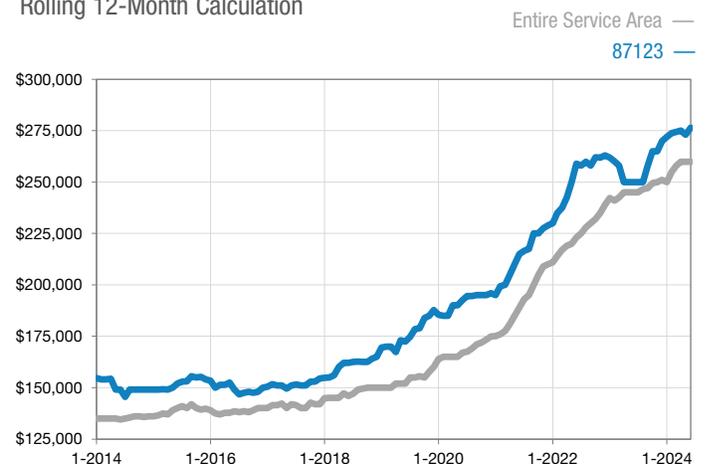
Median Sales Price - Single-Family Detached

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.