

Local Market Update for June 2024

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



North Valley – 100

East of Rio Grande River, South of Alameda Blvd NE, West of I-25, North of Montano Rd

Single-Family Detached	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
Key Metrics						
New Listings	17	22	+ 29.4%	91	100	+ 9.9%
Pending Sales	12	18	+ 50.0%	66	86	+ 30.3%
Closed Sales	19	15	- 21.1%	58	64	+ 10.3%
Days on Market Until Sale	29	39	+ 34.5%	43	37	- 14.0%
Median Sales Price*	\$540,325	\$475,000	- 12.1%	\$477,500	\$457,000	- 4.3%
Average Sales Price*	\$668,955	\$697,207	+ 4.2%	\$672,578	\$559,125	- 16.9%
Percent of List Price Received*	99.7%	98.8%	- 0.9%	98.4%	98.6%	+ 0.2%
Inventory of Homes for Sale	32	36	+ 12.5%	--	--	--
Months Supply of Inventory	2.8	2.9	+ 3.6%	--	--	--

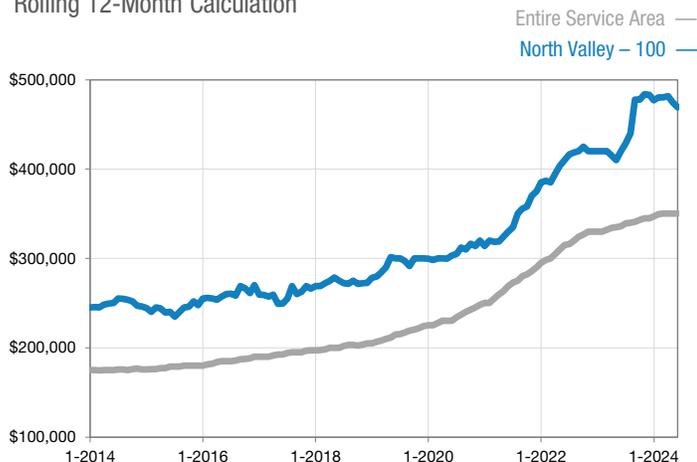
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
Key Metrics						
New Listings	3	3	0.0%	12	18	+ 50.0%
Pending Sales	1	2	+ 100.0%	10	16	+ 60.0%
Closed Sales	2	5	+ 150.0%	9	16	+ 77.8%
Days on Market Until Sale	20	6	- 70.0%	16	3	- 81.3%
Median Sales Price*	\$233,150	\$251,000	+ 7.7%	\$227,500	\$254,895	+ 12.0%
Average Sales Price*	\$233,150	\$236,758	+ 1.5%	\$231,256	\$269,581	+ 16.6%
Percent of List Price Received*	102.1%	101.5%	- 0.6%	100.5%	100.8%	+ 0.3%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.5	0.3	- 40.0%	--	--	--

* 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.

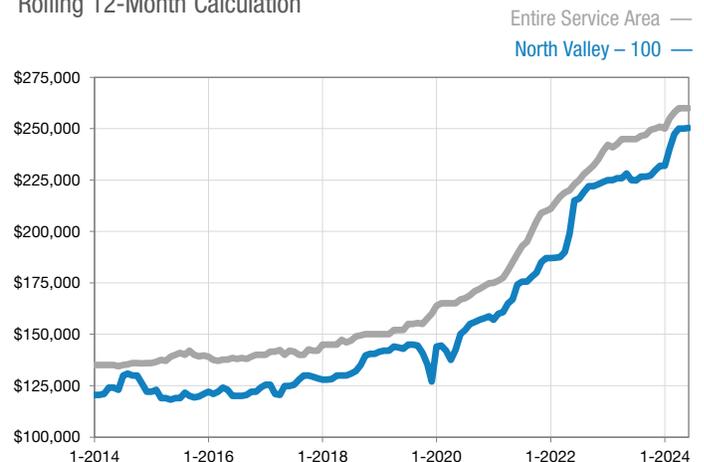
Median Sales Price - Single-Family Detached

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.