

# Local Market Update for June 2024

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



## 87111

Single-Family Detached	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
<b>Key Metrics</b>						
New Listings	79	55	- 30.4%	318	322	+ 1.3%
Pending Sales	58	51	- 12.1%	289	271	- 6.2%
Closed Sales	56	43	- 23.2%	262	234	- 10.7%
Days on Market Until Sale	12	24	+ 100.0%	19	23	+ 21.1%
Median Sales Price*	\$446,500	<b>\$468,000</b>	+ 4.8%	\$427,750	<b>\$450,000</b>	+ 5.2%
Average Sales Price*	\$532,150	<b>\$525,298</b>	- 1.3%	\$500,887	<b>\$515,497</b>	+ 2.9%
Percent of List Price Received*	101.5%	<b>99.1%</b>	- 2.4%	100.0%	<b>99.3%</b>	- 0.7%
Inventory of Homes for Sale	55	65	+ 18.2%	--	--	--
Months Supply of Inventory	1.2	1.5	+ 25.0%	--	--	--

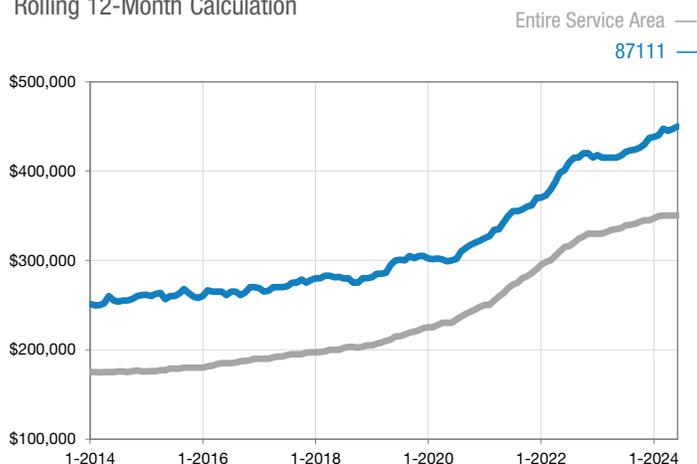
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
<b>Key Metrics</b>						
New Listings	18	20	+ 11.1%	77	88	+ 14.3%
Pending Sales	15	14	- 6.7%	77	73	- 5.2%
Closed Sales	11	5	- 54.5%	73	64	- 12.3%
Days on Market Until Sale	3	8	+ 166.7%	12	18	+ 50.0%
Median Sales Price*	\$325,000	<b>\$330,000</b>	+ 1.5%	\$311,165	<b>\$326,500</b>	+ 4.9%
Average Sales Price*	\$327,646	<b>\$346,980</b>	+ 5.9%	\$301,280	<b>\$325,681</b>	+ 8.1%
Percent of List Price Received*	99.6%	<b>99.4%</b>	- 0.2%	100.4%	<b>98.5%</b>	- 1.9%
Inventory of Homes for Sale	5	21	+ 320.0%	--	--	--
Months Supply of Inventory	0.4	1.9	+ 375.0%	--	--	--

\* 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.

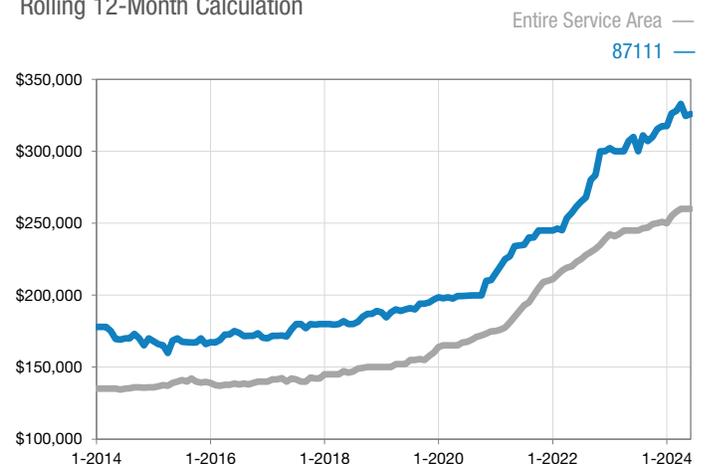
### Median Sales Price - Single-Family Detached

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.