

# Local Market Update for June 2024

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



## 87106

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	17	<b>36</b>	+ 111.8%	122	<b>137</b>	+ 12.3%
Pending Sales	22	<b>23</b>	+ 4.5%	107	<b>101</b>	- 5.6%
Closed Sales	27	<b>11</b>	- 59.3%	93	<b>87</b>	- 6.5%
Days on Market Until Sale	30	<b>46</b>	+ 53.3%	30	<b>26</b>	- 13.3%
Median Sales Price*	\$399,999	<b>\$385,000</b>	- 3.7%	\$384,000	<b>\$400,000</b>	+ 4.2%
Average Sales Price*	\$409,888	<b>\$427,773</b>	+ 4.4%	\$398,655	<b>\$412,016</b>	+ 3.4%
Percent of List Price Received*	100.1%	<b>99.2%</b>	- 0.9%	98.6%	<b>98.6%</b>	0.0%
Inventory of Homes for Sale	20	<b>46</b>	+ 130.0%	--	--	--
Months Supply of Inventory	1.2	<b>2.9</b>	+ 141.7%	--	--	--

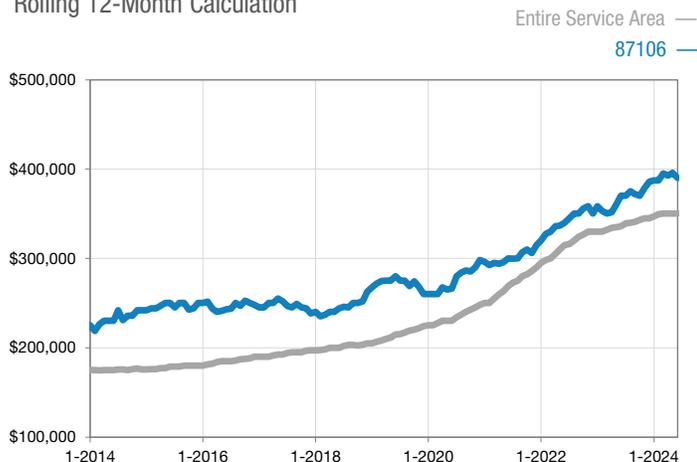
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	1	<b>4</b>	+ 300.0%	22	<b>17</b>	- 22.7%
Pending Sales	1	<b>1</b>	0.0%	20	<b>10</b>	- 50.0%
Closed Sales	3	<b>0</b>	- 100.0%	18	<b>10</b>	- 44.4%
Days on Market Until Sale	6	--	--	29	<b>28</b>	- 3.4%
Median Sales Price*	\$240,000	--	--	\$205,000	<b>\$171,750</b>	- 16.2%
Average Sales Price*	\$265,333	--	--	\$202,078	<b>\$228,800</b>	+ 13.2%
Percent of List Price Received*	100.8%	--	--	99.8%	<b>98.8%</b>	- 1.0%
Inventory of Homes for Sale	6	<b>5</b>	- 16.7%	--	--	--
Months Supply of Inventory	2.2	<b>2.1</b>	- 4.5%	--	--	--

\* 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.

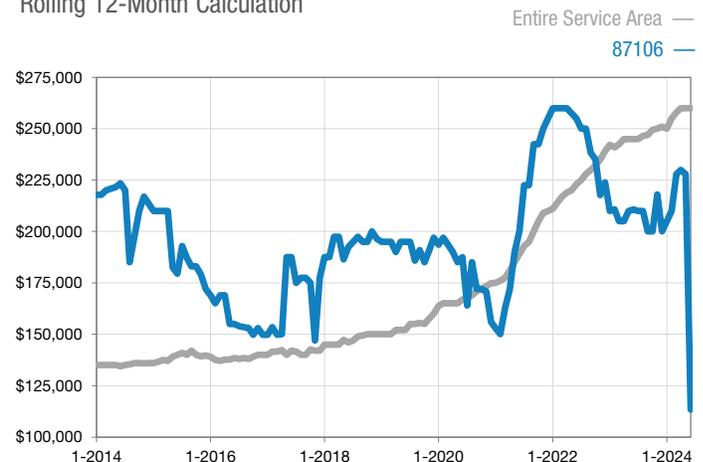
### Median Sales Price - Single-Family Detached

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.