

Local Market Update for June 2024

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



87104

Single-Family Detached	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
Key Metrics						
New Listings	6	11	+ 83.3%	33	69	+ 109.1%
Pending Sales	1	13	+ 1200.0%	26	49	+ 88.5%
Closed Sales	8	8	0.0%	28	41	+ 46.4%
Days on Market Until Sale	47	20	- 57.4%	35	36	+ 2.9%
Median Sales Price*	\$628,750	\$326,750	- 48.0%	\$410,000	\$380,000	- 7.3%
Average Sales Price*	\$717,389	\$366,300	- 48.9%	\$516,774	\$466,755	- 9.7%
Percent of List Price Received*	99.3%	99.9%	+ 0.6%	98.3%	98.2%	- 0.1%
Inventory of Homes for Sale	7	21	+ 200.0%	--	--	--
Months Supply of Inventory	1.2	3.1	+ 158.3%	--	--	--

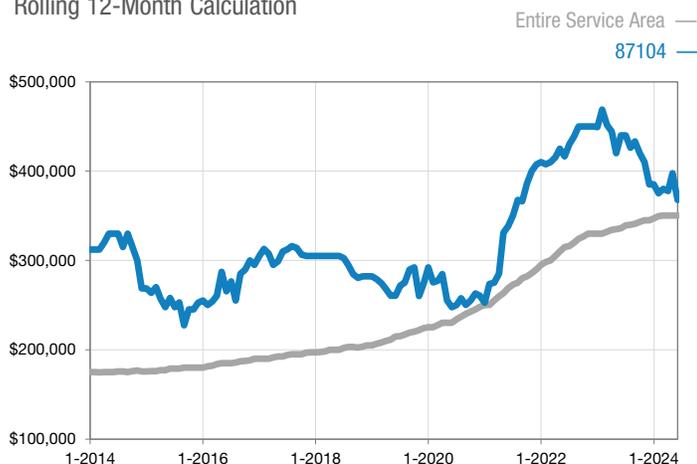
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
Key Metrics						
New Listings	2	0	- 100.0%	17	14	- 17.6%
Pending Sales	2	0	- 100.0%	16	11	- 31.3%
Closed Sales	2	1	- 50.0%	16	11	- 31.3%
Days on Market Until Sale	12	19	+ 58.3%	15	17	+ 13.3%
Median Sales Price*	\$350,000	\$420,000	+ 20.0%	\$337,500	\$320,000	- 5.2%
Average Sales Price*	\$350,000	\$420,000	+ 20.0%	\$383,877	\$315,455	- 17.8%
Percent of List Price Received*	100.7%	98.8%	- 1.9%	99.0%	98.5%	- 0.5%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	0.8	1.5	+ 87.5%	--	--	--

* 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.

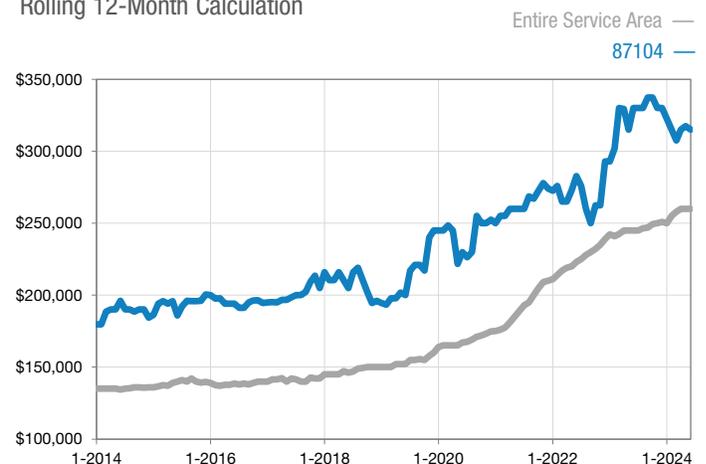
Median Sales Price - Single-Family Detached

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.