Local Market Update for June 2024

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

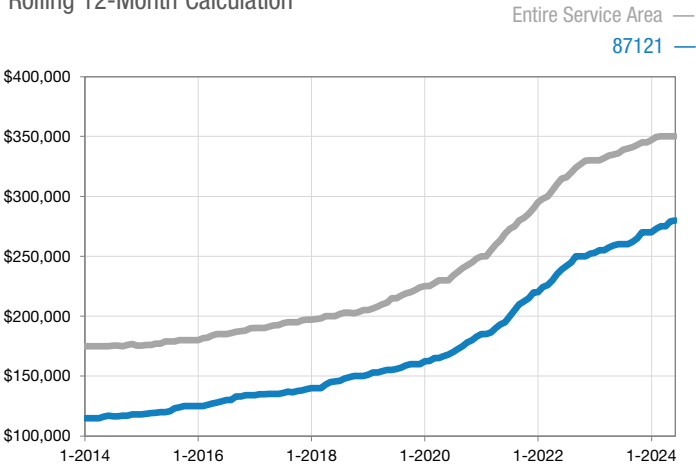**gaar**

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Single-Family Detached

Key Metrics	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	73	61	- 16.4%	340	415	+ 22.1%
Pending Sales	45	64	+ 42.2%	321	365	+ 13.7%
Closed Sales	57	46	- 19.3%	311	338	+ 8.7%
Days on Market Until Sale	15	20	+ 33.3%	20	28	+ 40.0%
Median Sales Price*	$275,000	$299,000	+ 8.7%	$265,000	$285,000	+ 7.5%
Average Sales Price*	$277,623	$296,506	+ 6.8%	$273,509	$291,729	+ 6.7%
Percent of List Price Received*	100.5%	99.9%	- 0.6%	100.2%	99.8%	- 0.4%
Inventory of Homes for Sale	55	80	+ 45.5%	--	--	--
Months Supply of Inventory	1.0	1.4	+ 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.
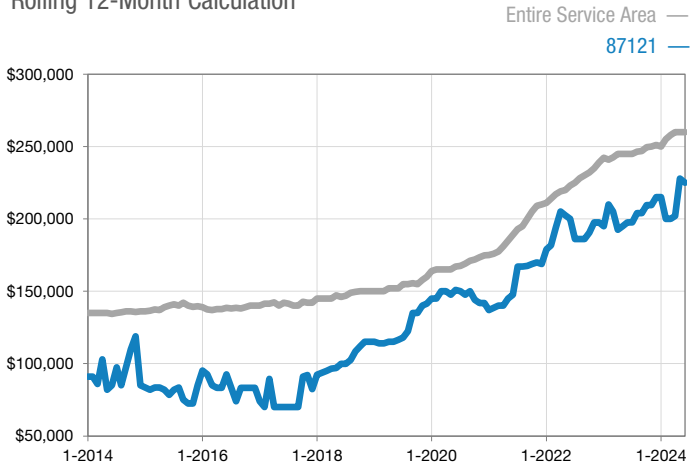
Single-Family Attached

Key Metrics	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	0	1	--	4	7	+ 75.0%
Pending Sales	1	1	0.0%	7	7	0.0%
Closed Sales	0	3	--	5	7	+ 40.0%
Days on Market Until Sale	--	1	--	23	5	- 78.3%
Median Sales Price*	--	$215,000	--	$215,000	$225,000	+ 4.7%
Average Sales Price*	--	$196,667	--	$219,600	$198,071	- 9.8%
Percent of List Price Received*	--	99.4%	--	100.4%	97.7%	- 2.7%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.7	0.7	0.0%	--	--	--

*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

Entire Service Area —
87121 —

Median Sales Price - Single-Family Attached

Rolling 12-Month Calculation

Entire Service Area —
87121 —

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.