

# Local Market Update for June 2024

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



## 87112

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	60	<b>48</b>	- 20.0%	235	<b>279</b>	+ 18.7%
Pending Sales	40	<b>48</b>	+ 20.0%	225	<b>235</b>	+ 4.4%
Closed Sales	38	<b>43</b>	+ 13.2%	222	<b>221</b>	- 0.5%
Days on Market Until Sale	19	<b>22</b>	+ 15.8%	22	<b>24</b>	+ 9.1%
Median Sales Price*	\$310,000	<b>\$337,500</b>	+ 8.9%	\$295,000	<b>\$313,000</b>	+ 6.1%
Average Sales Price*	\$346,619	<b>\$370,088</b>	+ 6.8%	\$322,289	<b>\$340,932</b>	+ 5.8%
Percent of List Price Received*	101.1%	<b>99.5%</b>	- 1.6%	99.6%	<b>99.1%</b>	- 0.5%
Inventory of Homes for Sale	30	<b>59</b>	+ 96.7%	--	--	--
Months Supply of Inventory	0.8	<b>1.5</b>	+ 87.5%	--	--	--

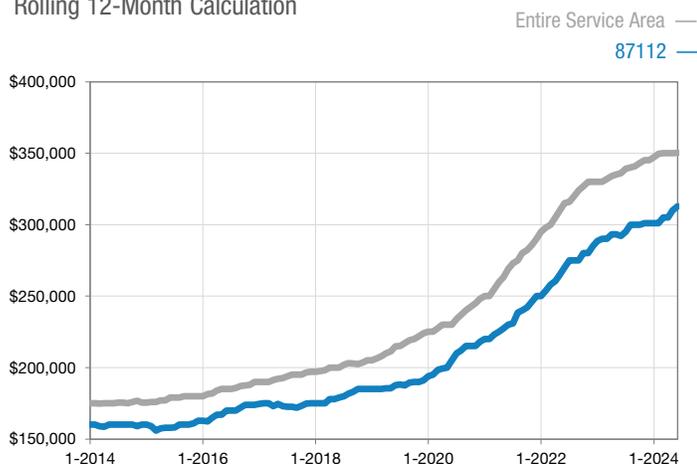
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	5	<b>6</b>	+ 20.0%	32	<b>28</b>	- 12.5%
Pending Sales	3	<b>5</b>	+ 66.7%	24	<b>26</b>	+ 8.3%
Closed Sales	4	<b>2</b>	- 50.0%	29	<b>24</b>	- 17.2%
Days on Market Until Sale	19	<b>12</b>	- 36.8%	23	<b>12</b>	- 47.8%
Median Sales Price*	\$261,500	<b>\$245,500</b>	- 6.1%	\$247,000	<b>\$258,000</b>	+ 4.5%
Average Sales Price*	\$285,875	<b>\$245,500</b>	- 14.1%	\$234,463	<b>\$243,913</b>	+ 4.0%
Percent of List Price Received*	99.3%	<b>101.2%</b>	+ 1.9%	100.6%	<b>100.3%</b>	- 0.3%
Inventory of Homes for Sale	6	<b>4</b>	- 33.3%	--	--	--
Months Supply of Inventory	1.3	<b>1.0</b>	- 23.1%	--	--	--

\* 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.

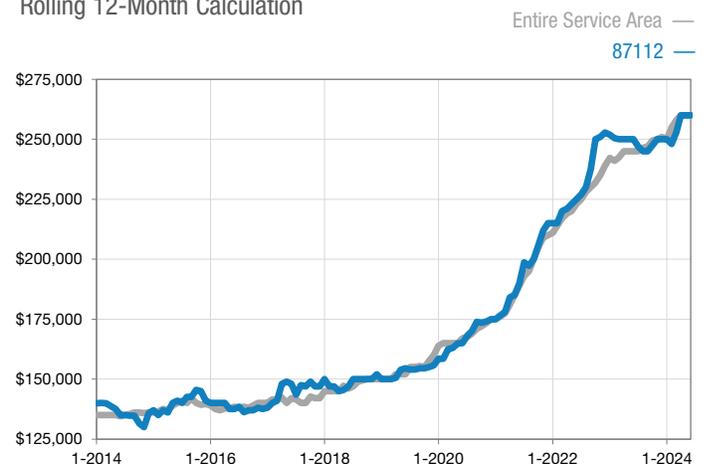
### Median Sales Price - Single-Family Detached

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.