Local Market Update for June 2024

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

gaar

Far North Valley – 102

East of Rio Grande River, South of Sandoval County Line, West of I-25, North of Alameda Blvd NE

Single-Family Detached

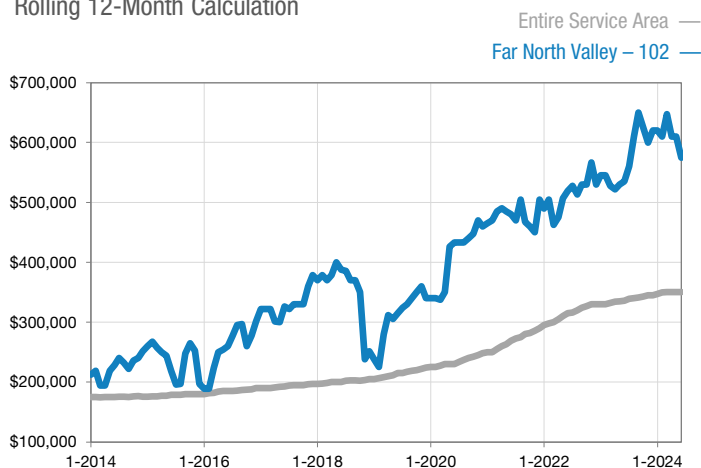| Key Metrics	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	5	2	- 60.0%	22	22	0.0%
Pending Sales	2	3	+ 50.0%	10	16	+ 60.0%
Closed Sales	3	1	- 66.7%	9	12	+ 33.3%
Days on Market Until Sale	37	52	+ 40.5%	36	46	+ 27.8%
Median Sales Price*	$679,000	$1,075,000	+ 58.3%	$625,000	$537,500	- 14.0%
Average Sales Price*	$703,073	$1,075,000	+ 52.9%	$552,747	$584,667	+ 5.8%
Percent of List Price Received*	100.0%	91.9%	- 8.1%	97.1%	95.8%	- 1.3%
Inventory of Homes for Sale	12	7	- 41.7%	--	--	--
Months Supply of Inventory	6.9	2.5	- 63.8%	--	--	--

* 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	1	0	- 100.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.
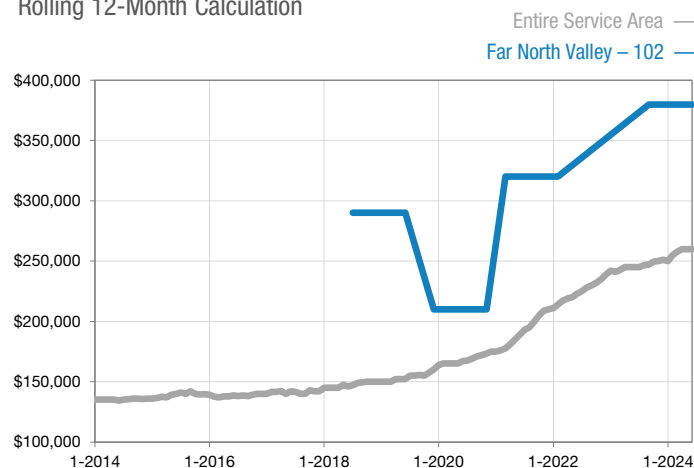
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area ——
Far North Valley – 102 ——

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area ——
Far North Valley – 102 ——

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.