Local Market Update for June 2024

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

gaar

South Moriarty – 291

South of I-40, North of Shondale Lane (CR A147), East of Lexco Rd to Guadalupe County Line

Single-Family Detached

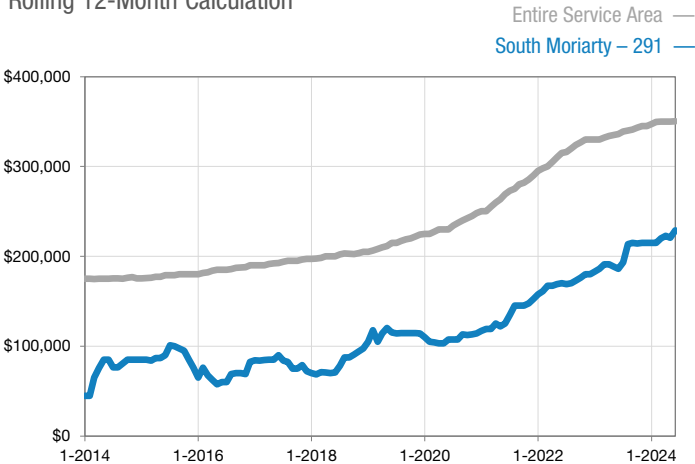| Key Metrics	June 2023	June 2024	June Percent Change	Year to Date Thru 6-2023	Year to Date Thru 6-2024	Year to Date Percent Change
New Listings	12	6	- 50.0%	25	23	- 8.0%
Pending Sales	5	5	0.0%	15	18	+ 20.0%
Closed Sales	2	1	- 50.0%	12	15	+ 25.0%
Days on Market Until Sale	8	18	+ 125.0%	38	88	+ 131.6%
Median Sales Price*	$196,500	$249,650	+ 27.0%	$194,000	$233,195	+ 20.2%
Average Sales Price*	$196,500	$249,650	+ 27.0%	$211,850	$223,953	+ 5.7%
Percent of List Price Received*	102.7%	100.0%	- 2.6%	97.8%	102.0%	+ 4.3%
Inventory of Homes for Sale	13	10	- 23.1%	--	--	--
Months Supply of Inventory	6.8	3.0	- 55.9%	--	--	--

* 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 2023	June 2024	June Percent Change	Year to Date Thru 6-2023	Year to Date Thru 6-2024	Year to Date Percent Change
New Listings	0	0	0.0%	0	0	0.0%
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	0	0	0.0%	--	--	--
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.
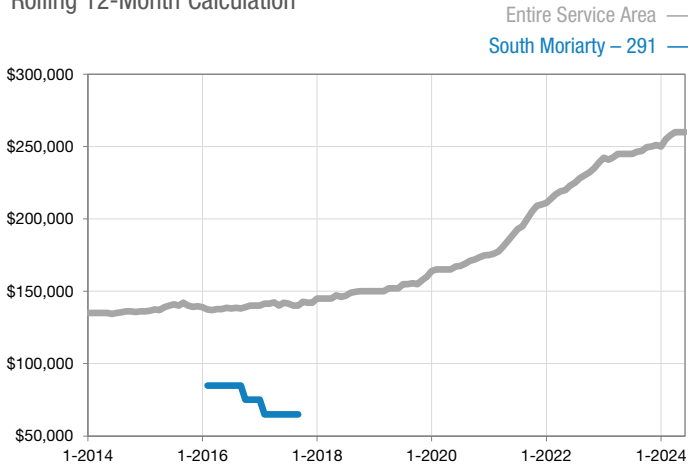
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
South Moriarty – 291 —

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

Entire Service Area —
South Moriarty – 291 —

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.