

# Local Market Update for May 2024

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



## 87123

Single-Family Detached	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	51	47	- 7.8%	175	205	+ 17.1%
Pending Sales	46	50	+ 8.7%	157	183	+ 16.6%
Closed Sales	32	40	+ 25.0%	136	157	+ 15.4%
Days on Market Until Sale	18	13	- 27.8%	27	23	- 14.8%
Median Sales Price*	\$327,450	<b>\$371,000</b>	+ 13.3%	\$365,000	<b>\$325,000</b>	- 11.0%
Average Sales Price*	\$353,554	<b>\$382,885</b>	+ 8.3%	\$385,005	<b>\$357,971</b>	- 7.0%
Percent of List Price Received*	101.0%	<b>99.2%</b>	- 1.8%	99.3%	<b>99.0%</b>	- 0.3%
Inventory of Homes for Sale	34	37	+ 8.8%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--

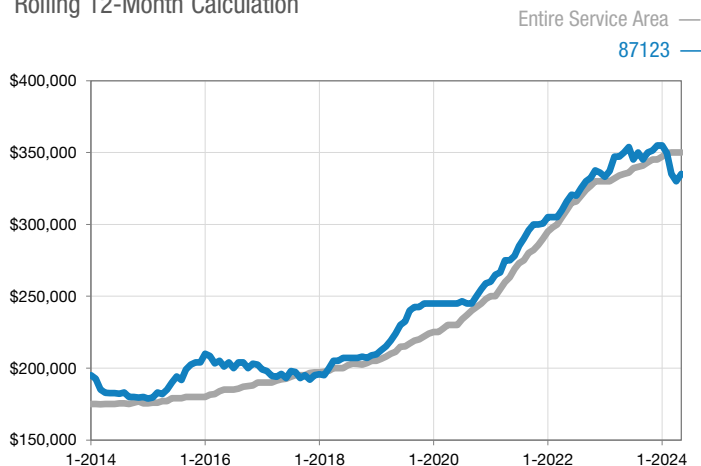
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	10	9	- 10.0%	39	41	+ 5.1%
Pending Sales	11	9	- 18.2%	34	36	+ 5.9%
Closed Sales	9	6	- 33.3%	32	32	0.0%
Days on Market Until Sale	6	5	- 16.7%	11	11	0.0%
Median Sales Price*	\$280,000	<b>\$260,000</b>	- 7.1%	\$244,500	<b>\$282,500</b>	+ 15.5%
Average Sales Price*	\$284,667	<b>\$274,900</b>	- 3.4%	\$257,916	<b>\$289,725</b>	+ 12.3%
Percent of List Price Received*	102.8%	<b>102.2%</b>	- 0.6%	100.7%	<b>100.2%</b>	- 0.5%
Inventory of Homes for Sale	5	7	+ 40.0%	--	--	--
Months Supply of Inventory	0.7	0.9	+ 28.6%	--	--	--

\* 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.

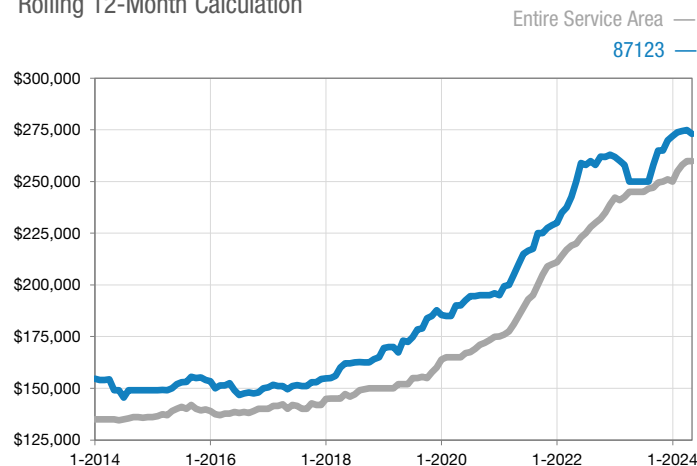
### Median Sales Price - Single-Family Detached

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.