

# Local Market Update for May 2024

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



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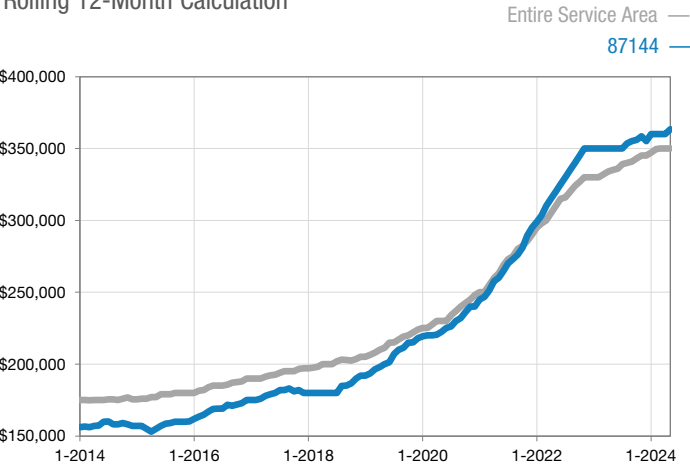
Single-Family Detached	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	113	167	+ 47.8%	493	592	+ 20.1%
Pending Sales	97	107	+ 10.3%	429	447	+ 4.2%
Closed Sales	107	97	- 9.3%	385	394	+ 2.3%
Days on Market Until Sale	40	30	- 25.0%	40	39	- 2.5%
Median Sales Price*	\$355,000	\$381,623	+ 7.5%	\$348,000	\$365,120	+ 4.9%
Average Sales Price*	\$390,249	\$411,919	+ 5.6%	\$381,268	\$394,063	+ 3.4%
Percent of List Price Received*	100.2%	99.7%	- 0.5%	99.7%	99.5%	- 0.2%
Inventory of Homes for Sale	145	192	+ 32.4%	--	--	--
Months Supply of Inventory	1.8	2.3	+ 27.8%	--	--	--

\* 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	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	0	0	0.0%	0	2	--
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	2	--	--	--	--
Months Supply of Inventory	--	2.0	--	--	--	--

\* 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



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.

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

