

Local Market Update for May 2024

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



87110

Single-Family Detached	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	50	56	+ 12.0%	177	230	+ 29.9%
Pending Sales	39	48	+ 23.1%	166	190	+ 14.5%
Closed Sales	31	44	+ 41.9%	149	167	+ 12.1%
Days on Market Until Sale	14	19	+ 35.7%	20	29	+ 45.0%
Median Sales Price*	\$339,990	\$351,500	+ 3.4%	\$300,000	\$324,000	+ 8.0%
Average Sales Price*	\$360,925	\$358,307	- 0.7%	\$316,141	\$342,569	+ 8.4%
Percent of List Price Received*	99.5%	99.3%	- 0.2%	99.5%	98.8%	- 0.7%
Inventory of Homes for Sale	29	59	+ 103.4%	--	--	--
Months Supply of Inventory	0.8	1.7	+ 112.5%	--	--	--

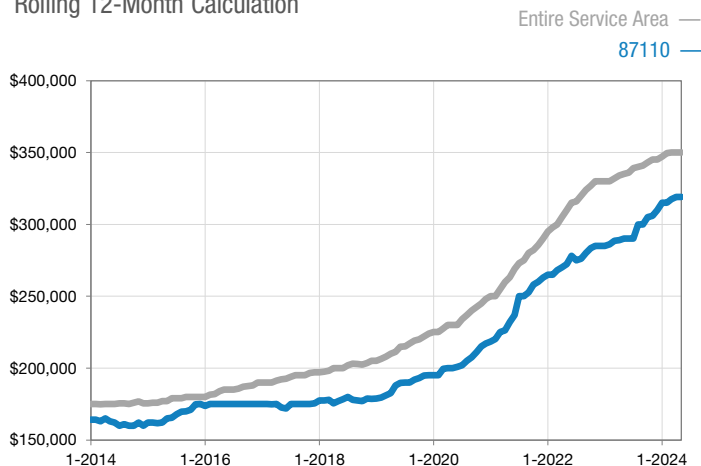
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	4	8	+ 100.0%	17	20	+ 17.6%
Pending Sales	4	3	- 25.0%	18	13	- 27.8%
Closed Sales	5	2	- 60.0%	15	12	- 20.0%
Days on Market Until Sale	7	12	+ 71.4%	8	13	+ 62.5%
Median Sales Price*	\$130,000	\$188,500	+ 45.0%	\$158,000	\$181,000	+ 14.6%
Average Sales Price*	\$138,800	\$188,500	+ 35.8%	\$168,260	\$189,458	+ 12.6%
Percent of List Price Received*	100.0%	99.4%	- 0.6%	98.9%	98.9%	0.0%
Inventory of Homes for Sale	0	9	--	--	--	--
Months Supply of Inventory	--	2.6	--	--	--	--

* 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.

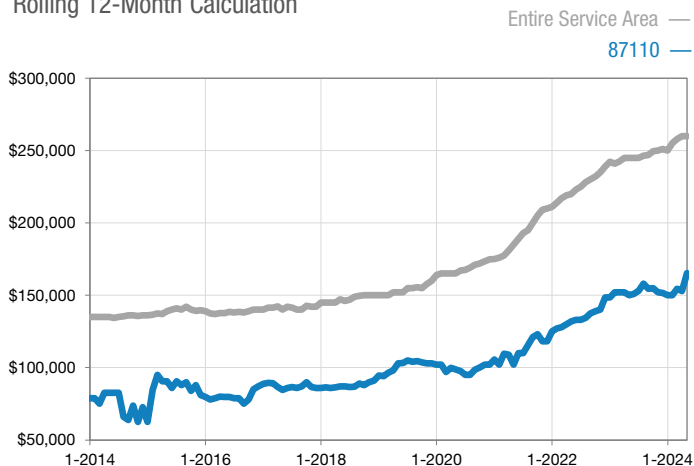
Median Sales Price - Single-Family Detached

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.