

Local Market Update for May 2024

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



East Los Lunas, Tome, Valencia – 711

North of Patricio Dr, South of Valencia Rd, East of Rio Grande River, West of La Ladera Rd

Single-Family Detached	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	7	5	- 28.6%	25	30	+ 20.0%
Pending Sales	3	6	+ 100.0%	17	23	+ 35.3%
Closed Sales	2	5	+ 150.0%	14	18	+ 28.6%
Days on Market Until Sale	75	107	+ 42.7%	60	66	+ 10.0%
Median Sales Price*	\$517,500	\$304,000	- 41.3%	\$412,500	\$403,500	- 2.2%
Average Sales Price*	\$517,500	\$365,800	- 29.3%	\$412,571	\$441,854	+ 7.1%
Percent of List Price Received*	98.0%	97.1%	- 0.9%	98.6%	96.9%	- 1.7%
Inventory of Homes for Sale	17	16	- 5.9%	--	--	--
Months Supply of Inventory	6.4	4.1	- 35.9%	--	--	--

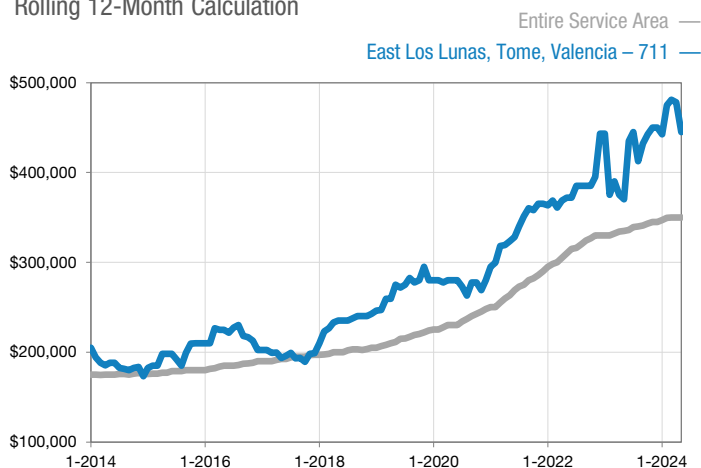
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	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.

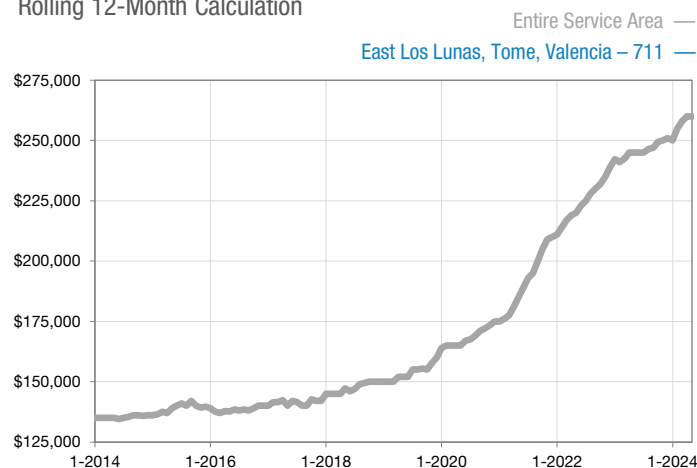
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.