

Local Market Update for May 2024

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



Near North Valley – 101

East of Rio Grande River, South of Montgomery Blvd NE / Montano Rd NE, West of I-25, North of I-40

Single-Family Detached	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	16	27	+ 68.8%	70	106	+ 51.4%
Pending Sales	9	14	+ 55.6%	56	88	+ 57.1%
Closed Sales	9	21	+ 133.3%	58	77	+ 32.8%
Days on Market Until Sale	18	39	+ 116.7%	41	44	+ 7.3%
Median Sales Price*	\$295,000	\$348,000	+ 18.0%	\$322,917	\$329,000	+ 1.9%
Average Sales Price*	\$336,944	\$457,721	+ 35.8%	\$348,476	\$384,493	+ 10.3%
Percent of List Price Received*	101.4%	98.1%	- 3.3%	99.5%	97.9%	- 1.6%
Inventory of Homes for Sale	36	37	+ 2.8%	--	--	--
Months Supply of Inventory	2.4	2.3	- 4.2%	--	--	--

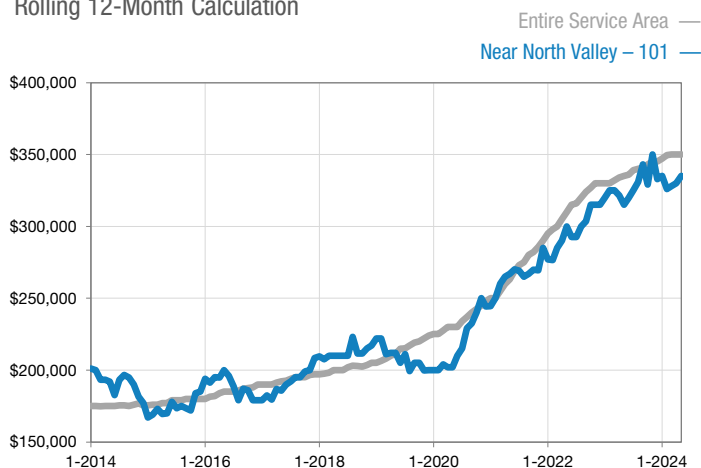
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	3	7	+ 133.3%	9	26	+ 188.9%
Pending Sales	3	5	+ 66.7%	12	23	+ 91.7%
Closed Sales	1	4	+ 300.0%	11	21	+ 90.9%
Days on Market Until Sale	36	8	- 77.8%	50	23	- 54.0%
Median Sales Price*	\$238,000	\$234,000	- 1.7%	\$280,000	\$275,000	- 1.8%
Average Sales Price*	\$238,000	\$287,000	+ 20.6%	\$306,494	\$313,376	+ 2.2%
Percent of List Price Received*	97.1%	97.8%	+ 0.7%	99.1%	96.7%	- 2.4%
Inventory of Homes for Sale	1	5	+ 400.0%	--	--	--
Months Supply of Inventory	0.4	1.2	+ 200.0%	--	--	--

* 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.

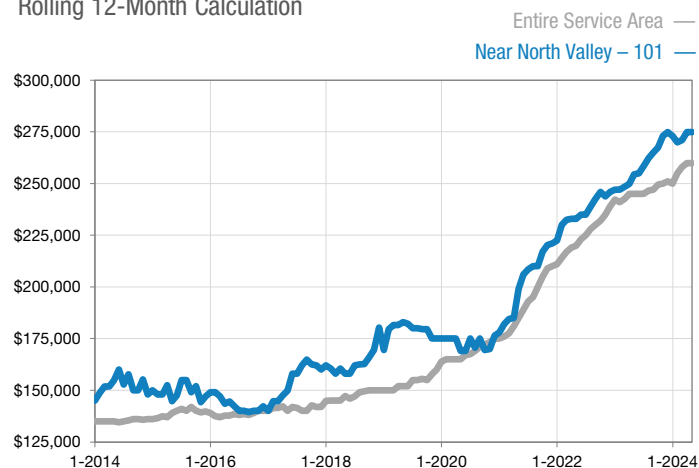
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.