

Local Market Update for May 2024

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



South 217 Area – 260

South of I-40, East of Hwy 217, North of Torrance County Line, West of Hwy 344

Single-Family Detached	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	2	7	+ 250.0%	13	19	+ 46.2%
Pending Sales	2	5	+ 150.0%	8	12	+ 50.0%
Closed Sales	2	2	0.0%	8	7	- 12.5%
Days on Market Until Sale	5	68	+ 1260.0%	22	45	+ 104.5%
Median Sales Price*	\$348,250	\$471,250	+ 35.3%	\$303,500	\$457,500	+ 50.7%
Average Sales Price*	\$348,250	\$471,250	+ 35.3%	\$313,563	\$428,641	+ 36.7%
Percent of List Price Received*	104.3%	97.7%	- 6.3%	101.2%	98.1%	- 3.1%
Inventory of Homes for Sale	4	9	+ 125.0%	--	--	--
Months Supply of Inventory	1.9	2.8	+ 47.4%	--	--	--

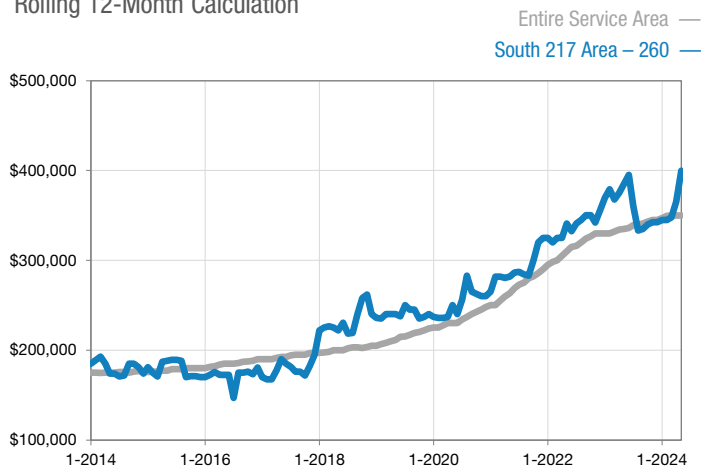
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	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.

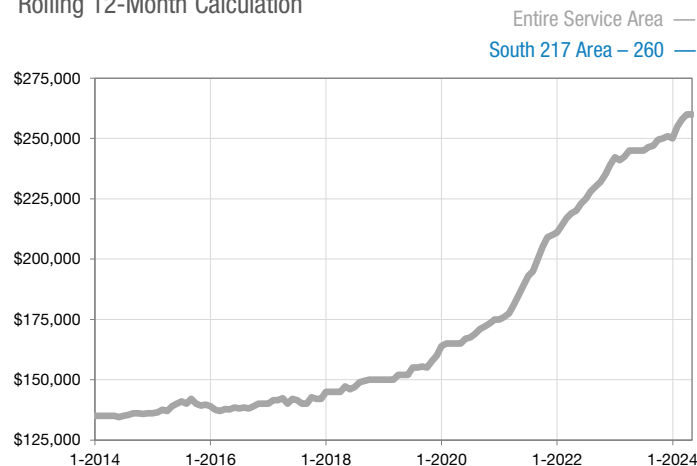
Median Sales Price - Single-Family Detached

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.