

Local Market Update for May 2024

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



Albuquerque Acres West – 21

East of I-25, South of Tramway Rd, West of Ventura St NE, North of Paseo del Norte Blvd NE

Single-Family Detached	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	18	32	+ 77.8%	75	70	- 6.7%
Pending Sales	13	22	+ 69.2%	64	52	- 18.8%
Closed Sales	14	12	- 14.3%	50	36	- 28.0%
Days on Market Until Sale	5	27	+ 440.0%	15	29	+ 93.3%
Median Sales Price*	\$597,500	\$642,755	+ 7.6%	\$491,600	\$576,475	+ 17.3%
Average Sales Price*	\$573,656	\$675,761	+ 17.8%	\$526,774	\$603,924	+ 14.6%
Percent of List Price Received*	102.6%	100.4%	- 2.1%	100.2%	99.7%	- 0.5%
Inventory of Homes for Sale	10	24	+ 140.0%	--	--	--
Months Supply of Inventory	0.7	2.3	+ 228.6%	--	--	--

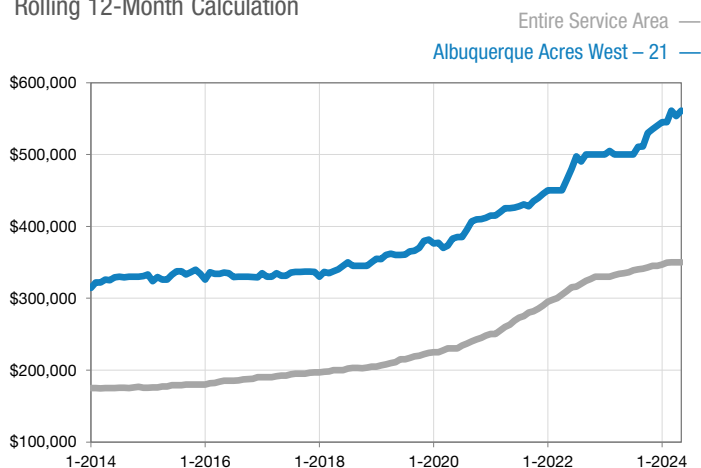
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	1	0	- 100.0%	2	0	- 100.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	2	--	--	2	--	--
Median Sales Price*	\$283,000	--	--	\$283,000	--	--
Average Sales Price*	\$283,000	--	--	\$283,000	--	--
Percent of List Price Received*	100.0%	--	--	100.0%	--	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	--	--	--	--	--

* 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.

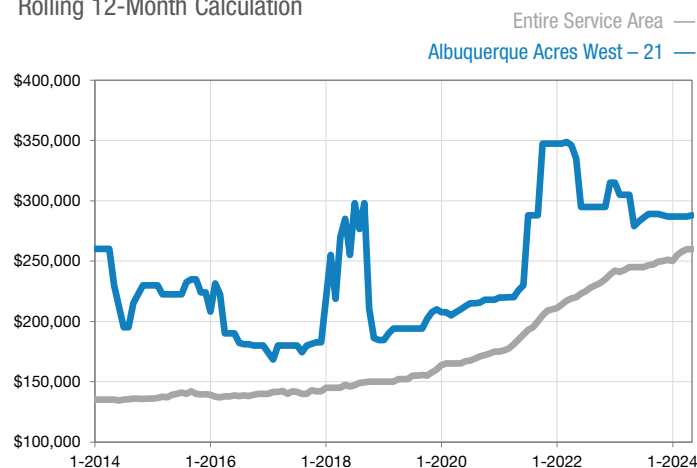
Median Sales Price - Single-Family Detached

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.