

Local Market Update for May 2024

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



Uptown – 41

East of I-25, South of Montgomery Blvd NE, West of Wyoming Blvd NE, North of I-40

Single-Family Detached

Key Metrics	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	37	32	- 13.5%	122	147	+ 20.5%
Pending Sales	30	33	+ 10.0%	121	129	+ 6.6%
Closed Sales	24	28	+ 16.7%	112	107	- 4.5%
Days on Market Until Sale	17	19	+ 11.8%	23	26	+ 13.0%
Median Sales Price*	\$337,495	\$350,000	+ 3.7%	\$290,000	\$314,990	+ 8.6%
Average Sales Price*	\$335,382	\$337,654	+ 0.7%	\$296,406	\$316,163	+ 6.7%
Percent of List Price Received*	99.3%	100.6%	+ 1.3%	99.1%	99.3%	+ 0.2%
Inventory of Homes for Sale	21	31	+ 47.6%	--	--	--
Months Supply of Inventory	0.8	1.4	+ 75.0%	--	--	--

* 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.

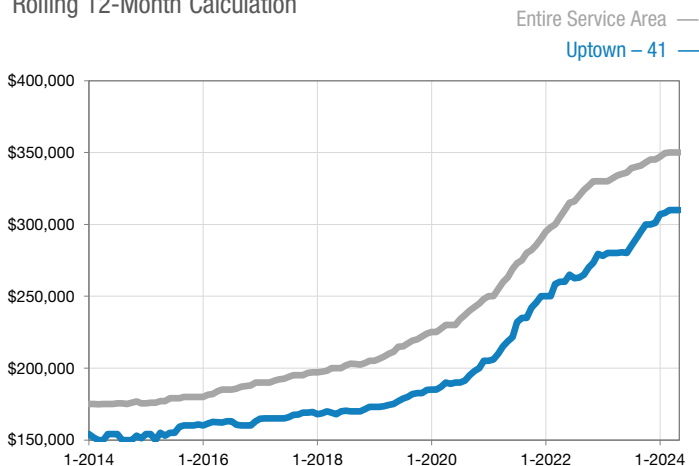
Single-Family Attached

Key Metrics	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	3	9	+ 200.0%	20	24	+ 20.0%
Pending Sales	5	3	- 40.0%	22	16	- 27.3%
Closed Sales	7	2	- 71.4%	19	14	- 26.3%
Days on Market Until Sale	8	12	+ 50.0%	9	16	+ 77.8%
Median Sales Price*	\$125,000	\$188,500	+ 50.8%	\$152,000	\$172,500	+ 13.5%
Average Sales Price*	\$132,871	\$188,500	+ 41.9%	\$166,526	\$181,250	+ 8.8%
Percent of List Price Received*	99.4%	99.4%	0.0%	98.7%	98.6%	- 0.1%
Inventory of Homes for Sale	0	13	--	--	--	--
Months Supply of Inventory	--	3.3	--	--	--	--

* 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.

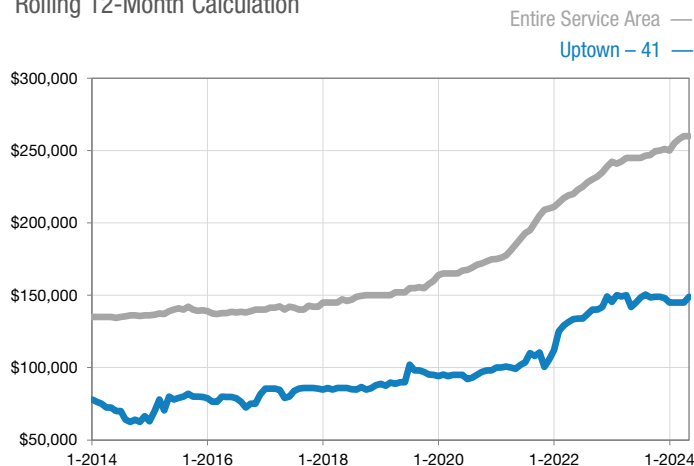
Median Sales Price - Single-Family Detached

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.