

# Local Market Update for May 2024

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



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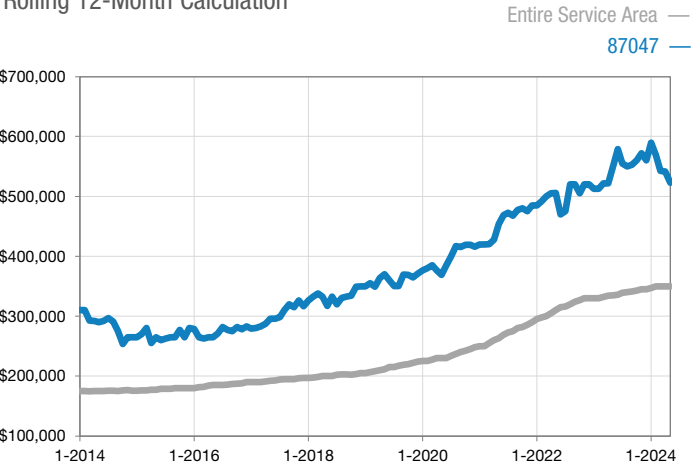
Single-Family Detached	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	12	13	+ 8.3%	43	46	+ 7.0%
Pending Sales	2	3	+ 50.0%	31	24	- 22.6%
Closed Sales	9	6	- 33.3%	32	23	- 28.1%
Days on Market Until Sale	40	14	- 65.0%	37	30	- 18.9%
Median Sales Price*	\$701,500	\$432,000	- 38.4%	\$573,500	\$489,000	- 14.7%
Average Sales Price*	\$682,100	\$394,667	- 42.1%	\$579,924	\$506,742	- 12.6%
Percent of List Price Received*	98.1%	99.7%	+ 1.6%	98.3%	98.8%	+ 0.5%
Inventory of Homes for Sale	19	29	+ 52.6%	--	--	--
Months Supply of Inventory	2.8	4.6	+ 64.3%	--	--	--

\* 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.

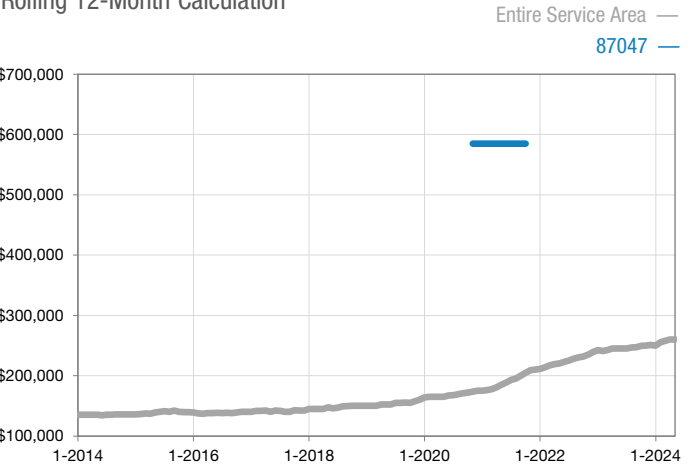
Single-Family Attached	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average 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.