

Local Market Update for May 2024

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



87113

Single-Family Detached	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	21	21	0.0%	75	65	- 13.3%
Pending Sales	14	17	+ 21.4%	59	51	- 13.6%
Closed Sales	12	15	+ 25.0%	46	39	- 15.2%
Days on Market Until Sale	9	9	0.0%	14	16	+ 14.3%
Median Sales Price*	\$570,000	\$477,500	- 16.2%	\$440,500	\$473,160	+ 7.4%
Average Sales Price*	\$564,682	\$552,109	- 2.2%	\$475,903	\$512,962	+ 7.8%
Percent of List Price Received*	102.2%	100.4%	- 1.8%	100.3%	100.1%	- 0.2%
Inventory of Homes for Sale	16	26	+ 62.5%	--	--	--
Months Supply of Inventory	1.2	2.7	+ 125.0%	--	--	--

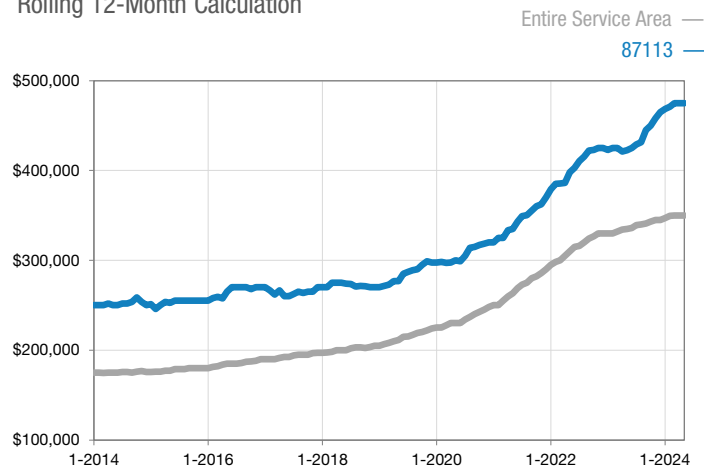
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	1	1	0.0%	7	10	+ 42.9%
Pending Sales	0	2	--	6	10	+ 66.7%
Closed Sales	4	2	- 50.0%	5	6	+ 20.0%
Days on Market Until Sale	5	1	- 80.0%	7	1	- 85.7%
Median Sales Price*	\$262,000	\$261,250	- 0.3%	\$255,000	\$258,000	+ 1.2%
Average Sales Price*	\$258,625	\$261,250	+ 1.0%	\$257,900	\$259,750	+ 0.7%
Percent of List Price Received*	98.7%	101.4%	+ 2.7%	98.6%	101.5%	+ 2.9%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.5	--	--	--	--	--

* 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.

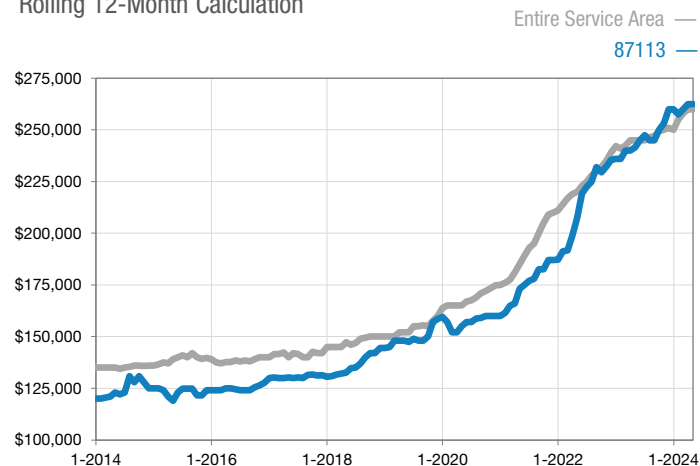
Median Sales Price - Single-Family Detached

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.