

# Local Market Update for May 2024

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



## 87109

Single-Family Detached	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	26	28	+ 7.7%	118	113	- 4.2%
Pending Sales	23	23	0.0%	115	102	- 11.3%
Closed Sales	25	19	- 24.0%	103	89	- 13.6%
Days on Market Until Sale	18	26	+ 44.4%	18	28	+ 55.6%
Median Sales Price*	\$415,000	\$420,000	+ 1.2%	\$399,000	\$400,000	+ 0.3%
Average Sales Price*	\$432,516	\$423,909	- 2.0%	\$416,279	\$428,797	+ 3.0%
Percent of List Price Received*	101.6%	100.2%	- 1.4%	100.2%	99.3%	- 0.9%
Inventory of Homes for Sale	19	17	- 10.5%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--

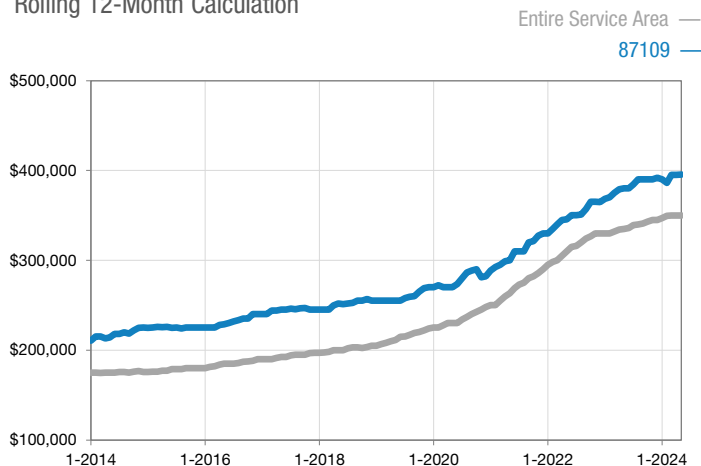
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	12	18	+ 50.0%	62	84	+ 35.5%
Pending Sales	17	15	- 11.8%	59	70	+ 18.6%
Closed Sales	10	12	+ 20.0%	47	63	+ 34.0%
Days on Market Until Sale	5	10	+ 100.0%	15	19	+ 26.7%
Median Sales Price*	\$216,500	\$291,500	+ 34.6%	\$269,255	\$276,500	+ 2.7%
Average Sales Price*	\$223,513	\$275,083	+ 23.1%	\$249,568	\$246,370	- 1.3%
Percent of List Price Received*	99.3%	99.3%	0.0%	100.4%	98.8%	- 1.6%
Inventory of Homes for Sale	7	20	+ 185.7%	--	--	--
Months Supply of Inventory	0.6	1.9	+ 216.7%	--	--	--

\* 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.

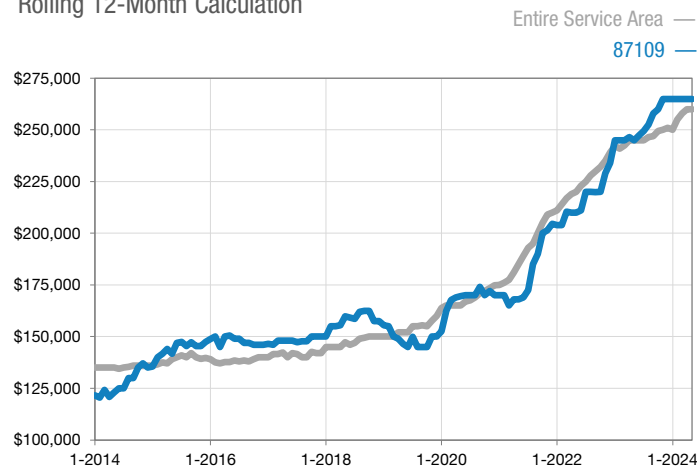
### Median Sales Price - Single-Family Detached

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.