

# Local Market Update for May 2024

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



## 87002

Single-Family Detached	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	35	34	- 2.9%	137	147	+ 7.3%
Pending Sales	17	26	+ 52.9%	115	114	- 0.9%
Closed Sales	21	18	- 14.3%	101	101	0.0%
Days on Market Until Sale	54	34	- 37.0%	59	50	- 15.3%
Median Sales Price*	\$260,000	\$280,950	+ 8.1%	\$255,450	\$270,000	+ 5.7%
Average Sales Price*	\$272,952	\$283,394	+ 3.8%	\$264,814	\$278,174	+ 5.0%
Percent of List Price Received*	99.3%	99.8%	+ 0.5%	98.7%	98.4%	- 0.3%
Inventory of Homes for Sale	55	66	+ 20.0%	--	--	--
Months Supply of Inventory	2.8	3.4	+ 21.4%	--	--	--

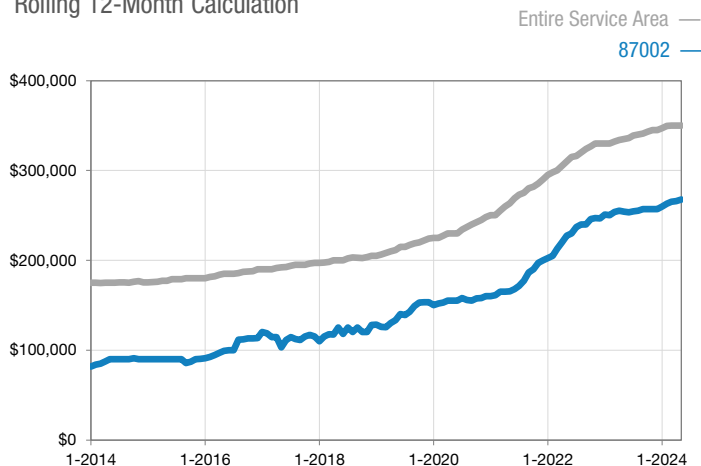
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	1	3	+ 200.0%	14	10	- 28.6%
Pending Sales	0	3	--	9	7	- 22.2%
Closed Sales	3	2	- 33.3%	10	5	- 50.0%
Days on Market Until Sale	3	5	+ 66.7%	10	10	0.0%
Median Sales Price*	\$219,000	\$210,000	- 4.1%	\$172,000	\$205,000	+ 19.2%
Average Sales Price*	\$186,683	\$210,000	+ 12.5%	\$176,205	\$200,000	+ 13.5%
Percent of List Price Received*	104.1%	100.0%	- 3.9%	102.9%	99.4%	- 3.4%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.5	2.0	+ 300.0%	--	--	--

\* 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.

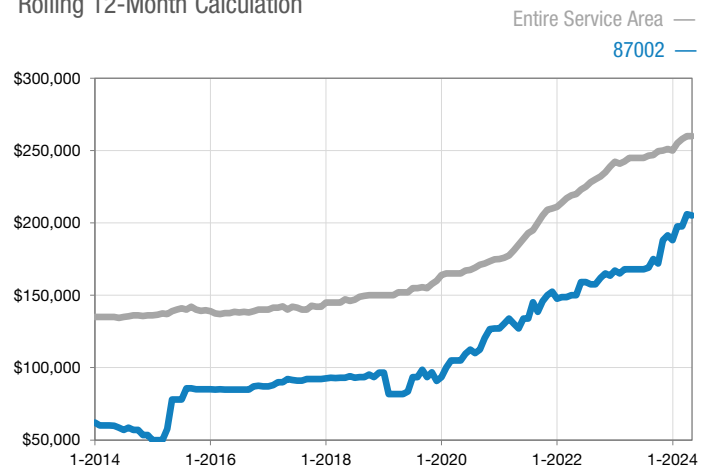
### Median Sales Price - Single-Family Detached

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.