

Local Market Update for May 2024

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



87104

Single-Family Detached	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	9	13	+ 44.4%	27	57	+ 111.1%
Pending Sales	6	3	- 50.0%	25	37	+ 48.0%
Closed Sales	3	11	+ 266.7%	20	33	+ 65.0%
Days on Market Until Sale	81	73	- 9.9%	30	40	+ 33.3%
Median Sales Price*	\$358,000	\$630,000	+ 76.0%	\$382,500	\$395,000	+ 3.3%
Average Sales Price*	\$316,667	\$579,928	+ 83.1%	\$436,528	\$491,107	+ 12.5%
Percent of List Price Received*	97.9%	98.1%	+ 0.2%	97.9%	97.8%	- 0.1%
Inventory of Homes for Sale	6	23	+ 283.3%	--	--	--
Months Supply of Inventory	0.9	3.9	+ 333.3%	--	--	--

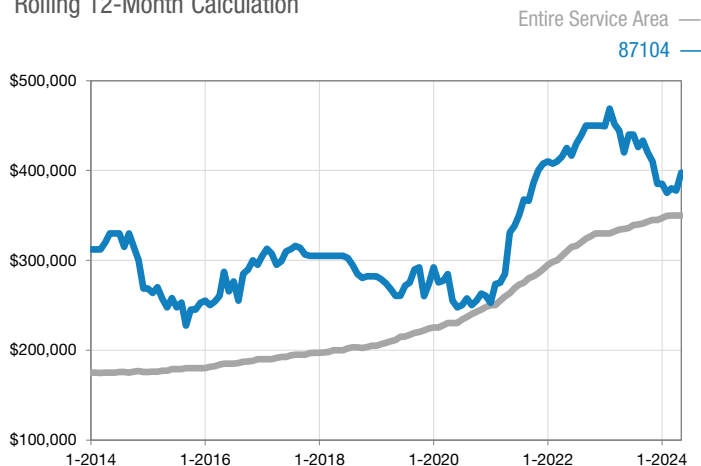
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	3	3	0.0%	15	14	- 6.7%
Pending Sales	2	2	0.0%	14	11	- 21.4%
Closed Sales	1	2	+ 100.0%	14	10	- 28.6%
Days on Market Until Sale	16	10	- 37.5%	15	17	+ 13.3%
Median Sales Price*	\$315,000	\$306,500	- 2.7%	\$330,000	\$307,500	- 6.8%
Average Sales Price*	\$315,000	\$306,500	- 2.7%	\$388,716	\$305,000	- 21.5%
Percent of List Price Received*	92.6%	97.0%	+ 4.8%	98.7%	98.5%	- 0.2%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	0.9	1.5	+ 66.7%	--	--	--

* 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.

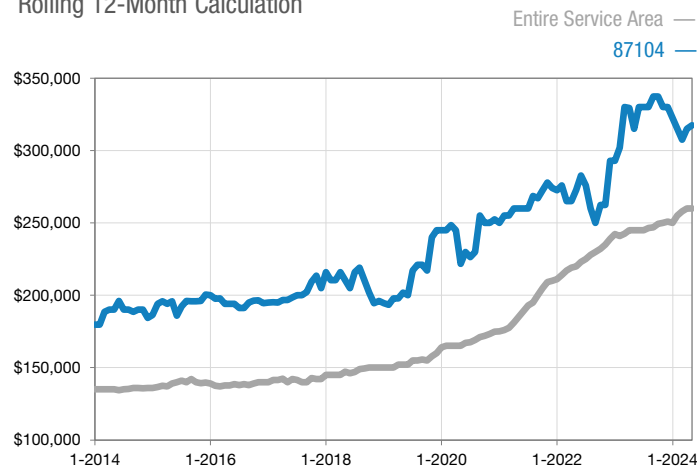
Median Sales Price - Single-Family Detached

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.