

# Local Market Update for May 2024

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



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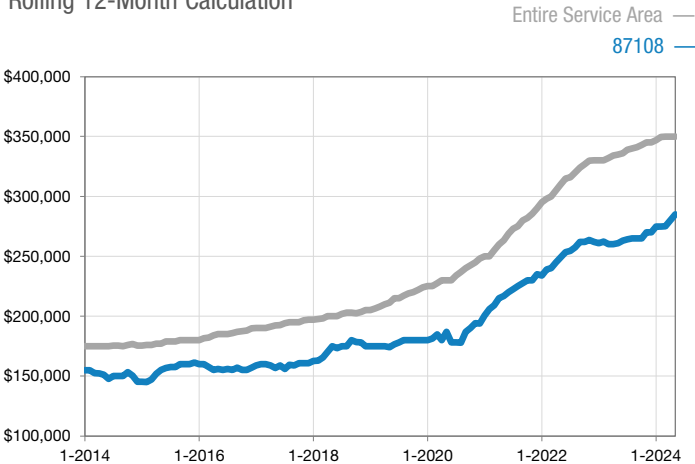
Single-Family Detached	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	22	28	+ 27.3%	116	109	- 6.0%
Pending Sales	20	25	+ 25.0%	97	94	- 3.1%
Closed Sales	28	28	0.0%	92	85	- 7.6%
Days on Market Until Sale	12	25	+ 108.3%	23	27	+ 17.4%
Median Sales Price*	\$290,000	\$308,000	+ 6.2%	\$264,500	\$300,000	+ 13.4%
Average Sales Price*	\$316,541	\$381,061	+ 20.4%	\$281,621	\$342,392	+ 21.6%
Percent of List Price Received*	101.5%	99.5%	- 2.0%	100.3%	99.3%	- 1.0%
Inventory of Homes for Sale	26	24	- 7.7%	--	--	--
Months Supply of Inventory	1.4	1.2	- 14.3%	--	--	--

\* 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.

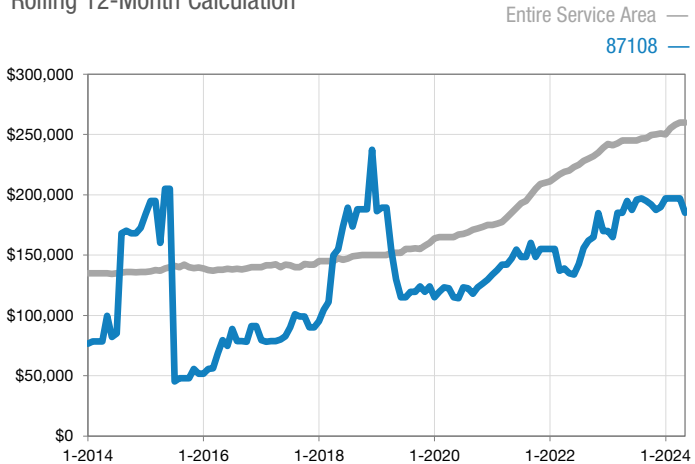
Single-Family Attached	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	1	5	+ 400.0%	19	14	- 26.3%
Pending Sales	1	6	+ 500.0%	13	17	+ 30.8%
Closed Sales	3	3	0.0%	13	14	+ 7.7%
Days on Market Until Sale	33	40	+ 21.2%	27	58	+ 114.8%
Median Sales Price*	\$238,900	\$100,000	- 58.1%	\$238,900	\$207,500	- 13.1%
Average Sales Price*	\$267,300	\$111,000	- 58.5%	\$227,569	\$224,393	- 1.4%
Percent of List Price Received*	102.1%	95.5%	- 6.5%	98.6%	96.3%	- 2.3%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	1.8	0.9	- 50.0%	--	--	--

\* 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.