

Local Market Update for May 2024

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



Los Chavez – 740

North of I-25 Bypass, South of Miller Rd, East of I-25, West of Rio Grande River

Single-Family Detached

Key Metrics	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	7	5	- 28.6%	31	18	- 41.9%
Pending Sales	3	4	+ 33.3%	16	19	+ 18.8%
Closed Sales	2	2	0.0%	13	15	+ 15.4%
Days on Market Until Sale	29	35	+ 20.7%	26	122	+ 369.2%
Median Sales Price*	\$285,000	\$268,500	- 5.8%	\$255,000	\$359,000	+ 40.8%
Average Sales Price*	\$285,000	\$268,500	- 5.8%	\$298,731	\$390,300	+ 30.7%
Percent of List Price Received*	92.3%	97.8%	+ 6.0%	99.4%	97.8%	- 1.6%
Inventory of Homes for Sale	15	12	- 20.0%	--	--	--
Months Supply of Inventory	5.5	4.2	- 23.6%	--	--	--

* 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.

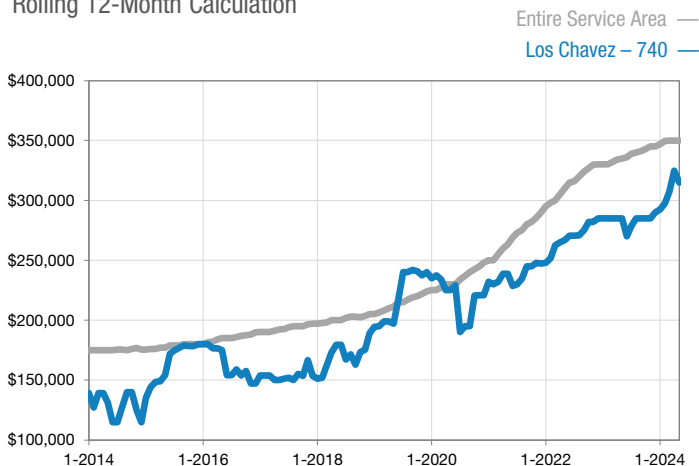
Single-Family Attached

Key Metrics	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

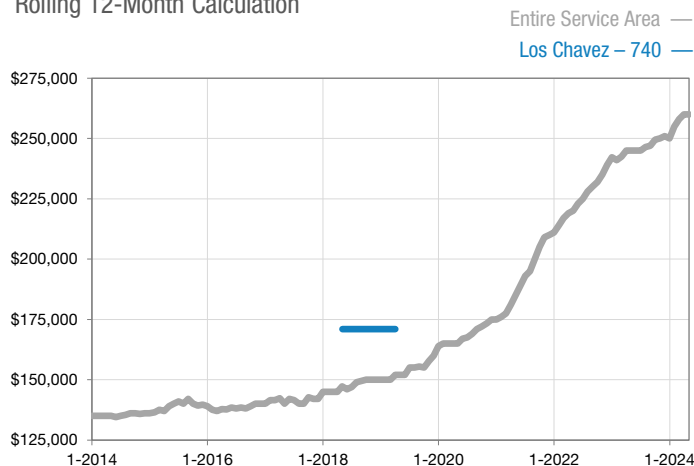
Median Sales Price - Single-Family Detached

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.