

Local Market Update for May 2024

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



UNM – 40

East of I-25, South of I-40, West of San Mateo Blvd NE, North of Central Ave

Single-Family Detached	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	22	24	+ 9.1%	87	98	+ 12.6%
Pending Sales	19	18	- 5.3%	72	73	+ 1.4%
Closed Sales	18	21	+ 16.7%	60	67	+ 11.7%
Days on Market Until Sale	6	20	+ 233.3%	16	31	+ 93.8%
Median Sales Price*	\$441,574	\$450,000	+ 1.9%	\$360,000	\$435,000	+ 20.8%
Average Sales Price*	\$466,286	\$472,486	+ 1.3%	\$410,145	\$459,057	+ 11.9%
Percent of List Price Received*	100.9%	99.3%	- 1.6%	99.5%	99.0%	- 0.5%
Inventory of Homes for Sale	18	33	+ 83.3%	--	--	--
Months Supply of Inventory	1.3	2.3	+ 76.9%	--	--	--

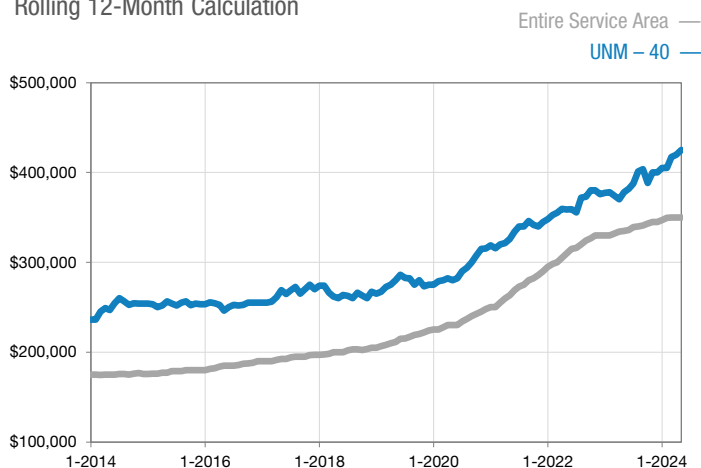
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	5	0	- 100.0%	12	2	- 83.3%
Pending Sales	3	1	- 66.7%	7	2	- 71.4%
Closed Sales	2	1	- 50.0%	5	2	- 60.0%
Days on Market Until Sale	3	29	+ 866.7%	3	21	+ 600.0%
Median Sales Price*	\$291,950	\$406,000	+ 39.1%	\$315,000	\$408,000	+ 29.5%
Average Sales Price*	\$291,950	\$406,000	+ 39.1%	\$289,780	\$408,000	+ 40.8%
Percent of List Price Received*	109.7%	96.6%	- 11.9%	104.5%	96.0%	- 8.1%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	2.7	0.7	- 74.1%	--	--	--

* 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.

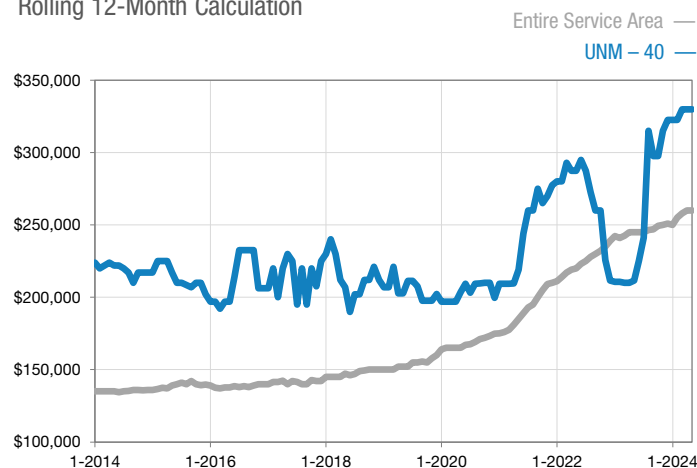
Median Sales Price - Single-Family Detached

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.