

# Local Market Update for May 2024

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



## 87124

Single-Family Detached	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	84	80	- 4.8%	339	383	+ 13.0%
Pending Sales	73	67	- 8.2%	301	328	+ 9.0%
Closed Sales	62	53	- 14.5%	274	285	+ 4.0%
Days on Market Until Sale	23	41	+ 78.3%	32	34	+ 6.3%
Median Sales Price*	\$365,000	\$394,838	+ 8.2%	\$349,075	\$365,745	+ 4.8%
Average Sales Price*	\$422,901	\$403,985	- 4.5%	\$388,802	\$391,055	+ 0.6%
Percent of List Price Received*	100.0%	98.9%	- 1.1%	99.5%	99.0%	- 0.5%
Inventory of Homes for Sale	74	100	+ 35.1%	--	--	--
Months Supply of Inventory	1.1	1.6	+ 45.5%	--	--	--

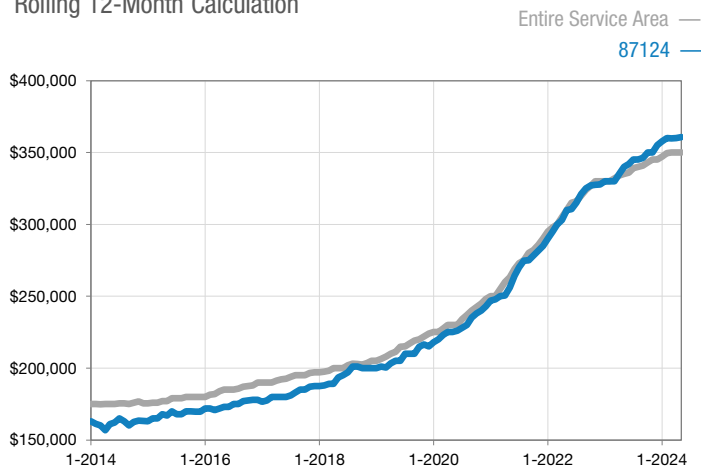
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	6	11	+ 83.3%	31	45	+ 45.2%
Pending Sales	6	12	+ 100.0%	29	44	+ 51.7%
Closed Sales	5	10	+ 100.0%	27	39	+ 44.4%
Days on Market Until Sale	8	7	- 12.5%	17	29	+ 70.6%
Median Sales Price*	\$283,000	\$252,500	- 10.8%	\$260,000	\$265,000	+ 1.9%
Average Sales Price*	\$272,600	\$259,740	- 4.7%	\$245,437	\$250,279	+ 2.0%
Percent of List Price Received*	99.7%	99.4%	- 0.3%	100.1%	99.0%	- 1.1%
Inventory of Homes for Sale	3	7	+ 133.3%	--	--	--
Months Supply of Inventory	0.5	0.9	+ 80.0%	--	--	--

\* 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.

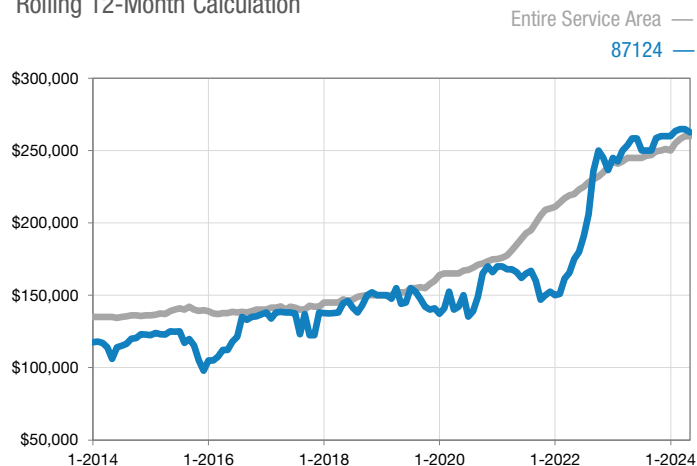
### Median Sales Price - Single-Family Detached

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.