

Local Market Update for May 2024

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



Far Northeast Heights – 30

East of Wyoming Blvd NE, South of Paseo del Norte Blvd NE / San Antonio Dr NE, West of Tramway Blvd, North of Montgomery Blvd NE

Single-Family Detached	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	46	48	+ 4.3%	173	190	+ 9.8%
Pending Sales	33	36	+ 9.1%	160	164	+ 2.5%
Closed Sales	42	46	+ 9.5%	144	144	0.0%
Days on Market Until Sale	10	24	+ 140.0%	19	23	+ 21.1%
Median Sales Price*	\$460,000	\$452,500	- 1.6%	\$447,250	\$446,000	- 0.3%
Average Sales Price*	\$495,238	\$493,301	- 0.4%	\$506,310	\$495,641	- 2.1%
Percent of List Price Received*	100.8%	99.9%	- 0.9%	100.0%	99.5%	- 0.5%
Inventory of Homes for Sale	30	42	+ 40.0%	--	--	--
Months Supply of Inventory	1.0	1.3	+ 30.0%	--	--	--

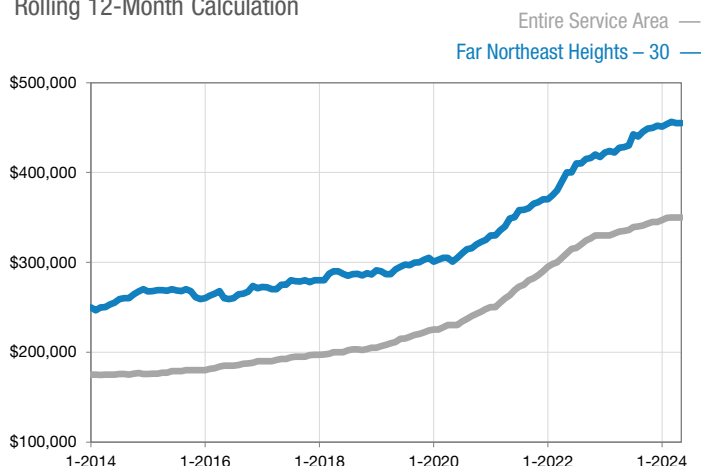
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	13	7	- 46.2%	47	48	+ 2.1%
Pending Sales	10	4	- 60.0%	47	39	- 17.0%
Closed Sales	11	14	+ 27.3%	45	44	- 2.2%
Days on Market Until Sale	2	13	+ 550.0%	13	15	+ 15.4%
Median Sales Price*	\$345,000	\$298,500	- 13.5%	\$305,000	\$335,000	+ 9.8%
Average Sales Price*	\$325,800	\$299,036	- 8.2%	\$310,126	\$330,148	+ 6.5%
Percent of List Price Received*	101.7%	98.8%	- 2.9%	100.9%	98.6%	- 2.3%
Inventory of Homes for Sale	3	11	+ 266.7%	--	--	--
Months Supply of Inventory	0.3	1.4	+ 366.7%	--	--	--

* 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.

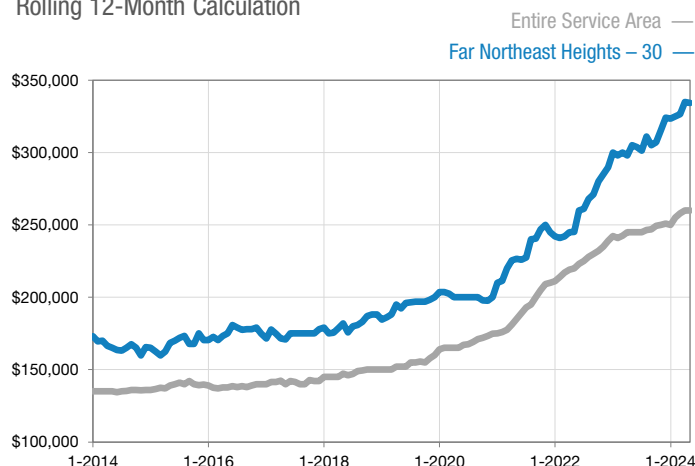
Median Sales Price - Single-Family Detached

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.