

Local Market Update for May 2024

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



Valley Farms – 91

East of Coors Blvd SW, South of Rio Bravo Blvd SW, West / North of I-25

Single-Family Detached	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	11	7	- 36.4%	42	28	- 33.3%
Pending Sales	6	8	+ 33.3%	30	25	- 16.7%
Closed Sales	3	5	+ 66.7%	29	22	- 24.1%
Days on Market Until Sale	76	8	- 89.5%	43	16	- 62.8%
Median Sales Price*	\$302,000	\$334,000	+ 10.6%	\$305,000	\$320,000	+ 4.9%
Average Sales Price*	\$284,167	\$335,800	+ 18.2%	\$350,448	\$323,681	- 7.6%
Percent of List Price Received*	100.4%	96.2%	- 4.2%	97.9%	99.9%	+ 2.0%
Inventory of Homes for Sale	20	7	- 65.0%	--	--	--
Months Supply of Inventory	2.8	1.1	- 60.7%	--	--	--

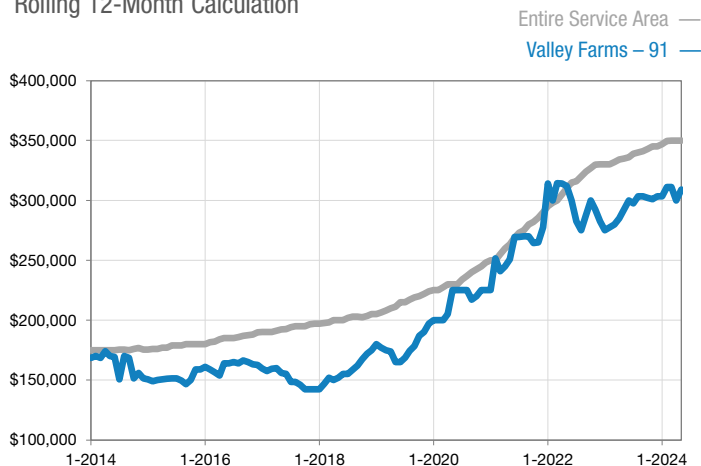
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	0	1	--	0	1	--
Pending Sales	0	1	--	0	1	--
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.

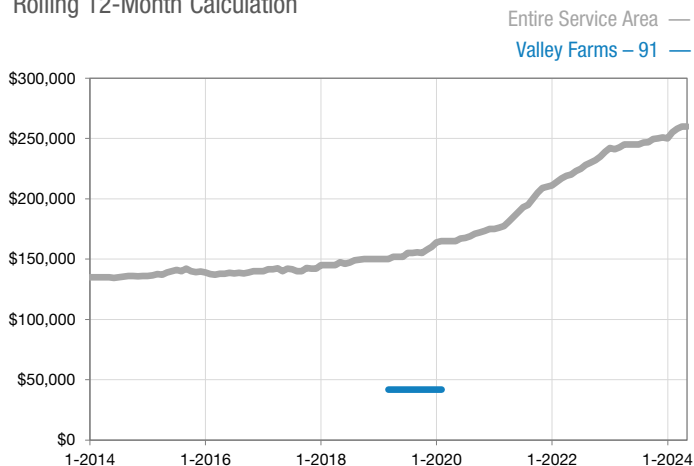
Median Sales Price - Single-Family Detached

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.