

Local Market Update for May 2024

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



87102

Single-Family Detached	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	16	13	- 18.8%	73	56	- 23.3%
Pending Sales	13	6	- 53.8%	62	47	- 24.2%
Closed Sales	13	11	- 15.4%	58	47	- 19.0%
Days on Market Until Sale	38	13	- 65.8%	33	30	- 9.1%
Median Sales Price*	\$239,000	\$265,000	+ 10.9%	\$238,500	\$265,000	+ 11.1%
Average Sales Price*	\$283,269	\$275,400	- 2.8%	\$268,522	\$261,728	- 2.5%
Percent of List Price Received*	98.1%	98.0%	- 0.1%	99.1%	97.9%	- 1.2%
Inventory of Homes for Sale	16	20	+ 25.0%	--	--	--
Months Supply of Inventory	1.5	2.4	+ 60.0%	--	--	--

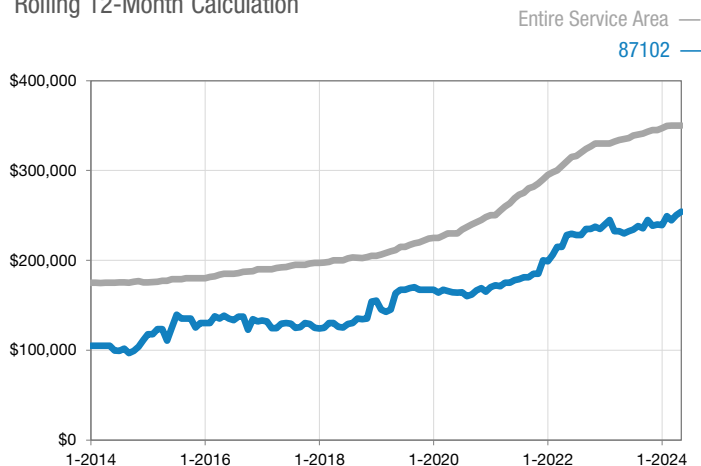
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	8	6	- 25.0%	28	30	+ 7.1%
Pending Sales	6	5	- 16.7%	25	24	- 4.0%
Closed Sales	3	4	+ 33.3%	23	19	- 17.4%
Days on Market Until Sale	2	32	+ 1500.0%	29	89	+ 206.9%
Median Sales Price*	\$343,000	\$257,500	- 24.9%	\$247,000	\$257,000	+ 4.0%
Average Sales Price*	\$337,333	\$261,850	- 22.4%	\$270,500	\$253,495	- 6.3%
Percent of List Price Received*	100.9%	96.9%	- 4.0%	98.4%	97.2%	- 1.2%
Inventory of Homes for Sale	9	13	+ 44.4%	--	--	--
Months Supply of Inventory	2.2	2.6	+ 18.2%	--	--	--

* 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.

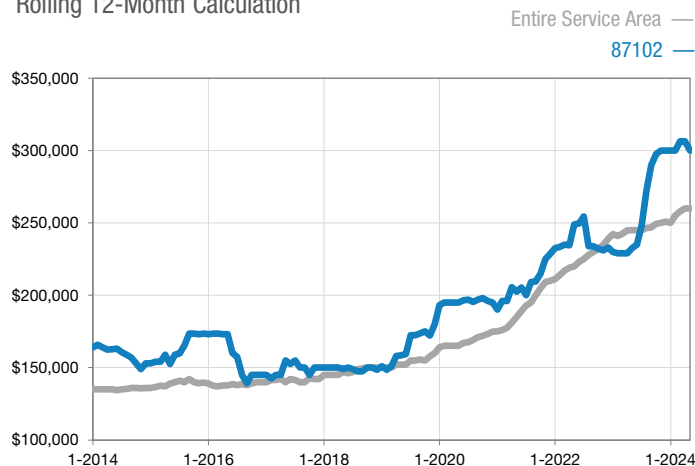
Median Sales Price - Single-Family Detached

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.