

Local Market Update for May 2024

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



North Valley – 100

East of Rio Grande River, South of Alameda Blvd NE, West of I-25, North of Montano Rd

Single-Family Detached	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	19	19	0.0%	74	78	+ 5.4%
Pending Sales	15	23	+ 53.3%	54	72	+ 33.3%
Closed Sales	10	13	+ 30.0%	39	49	+ 25.6%
Days on Market Until Sale	29	13	- 55.2%	50	36	- 28.0%
Median Sales Price*	\$622,500	\$454,000	- 27.1%	\$470,000	\$450,000	- 4.3%
Average Sales Price*	\$889,300	\$484,654	- 45.5%	\$674,344	\$516,855	- 23.4%
Percent of List Price Received*	96.9%	98.9%	+ 2.1%	97.8%	98.6%	+ 0.8%
Inventory of Homes for Sale	31	33	+ 6.5%	--	--	--
Months Supply of Inventory	2.7	2.7	0.0%	--	--	--

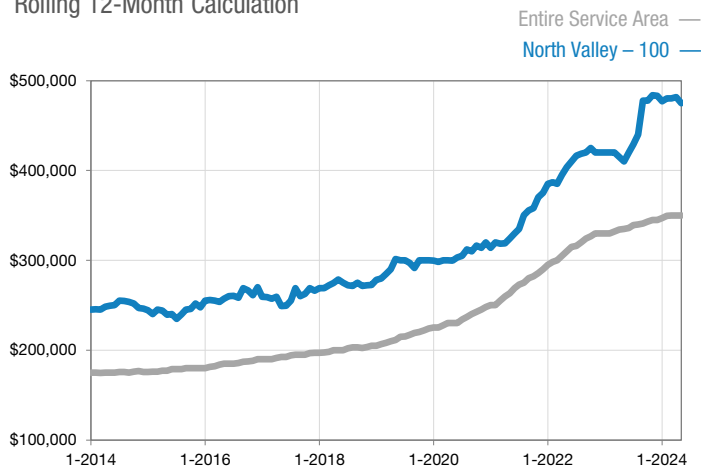
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	0	2	--	9	15	+ 66.7%
Pending Sales	1	3	+ 200.0%	9	14	+ 55.6%
Closed Sales	4	2	- 50.0%	7	11	+ 57.1%
Days on Market Until Sale	22	1	- 95.5%	15	2	- 86.7%
Median Sales Price*	\$236,250	\$261,250	+ 10.6%	\$227,500	\$266,000	+ 16.9%
Average Sales Price*	\$240,375	\$261,250	+ 8.7%	\$230,714	\$284,500	+ 23.3%
Percent of List Price Received*	98.7%	101.4%	+ 2.7%	100.1%	100.4%	+ 0.3%
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.

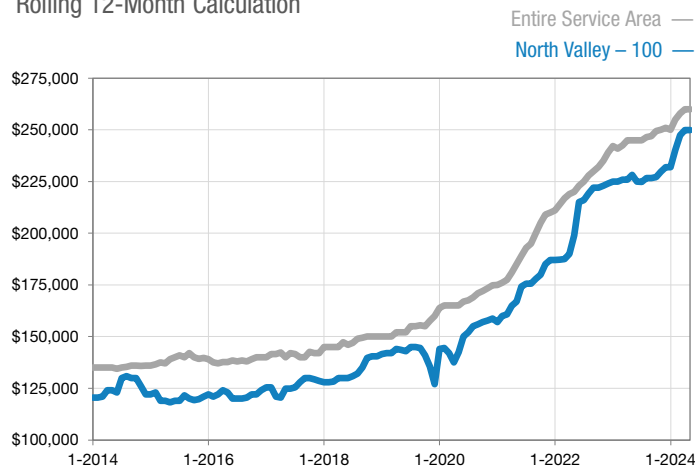
Median Sales Price - Single-Family Detached

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.