

Local Market Update for May 2024

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



87122

Single-Family Detached	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
Key Metrics						
New Listings	24	47	+ 95.8%	118	136	+ 15.3%
Pending Sales	22	31	+ 40.9%	100	112	+ 12.0%
Closed Sales	24	17	- 29.2%	90	89	- 1.1%
Days on Market Until Sale	14	17	+ 21.4%	25	31	+ 24.0%
Median Sales Price*	\$691,077	\$800,000	+ 15.8%	\$709,500	\$758,000	+ 6.8%
Average Sales Price*	\$817,194	\$778,890	- 4.7%	\$782,411	\$851,730	+ 8.9%
Percent of List Price Received*	100.0%	100.5%	+ 0.5%	98.9%	98.6%	- 0.3%
Inventory of Homes for Sale	25	36	+ 44.0%	--	--	--
Months Supply of Inventory	1.3	1.7	+ 30.8%	--	--	--

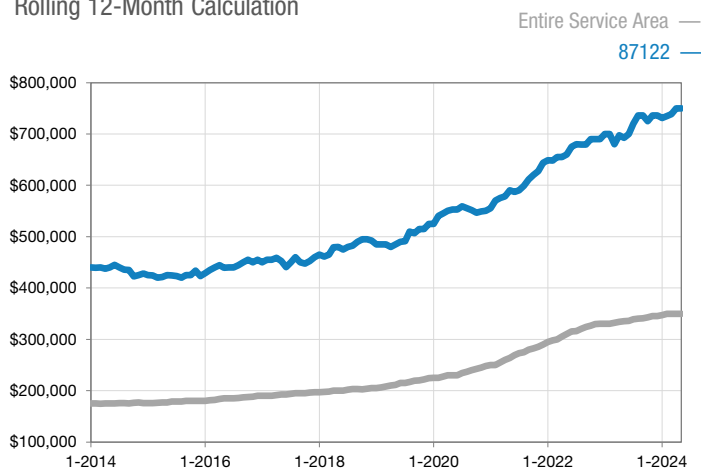
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
Key Metrics						
New Listings	1	2	+ 100.0%	3	7	+ 133.3%
Pending Sales	1	3	+ 200.0%	3	5	+ 66.7%
Closed Sales	1	1	0.0%	3	3	0.0%
Days on Market Until Sale	0	3	--	4	24	+ 500.0%
Median Sales Price*	\$545,000	\$370,000	- 32.1%	\$300,900	\$370,000	+ 23.0%
Average Sales Price*	\$545,000	\$370,000	- 32.1%	\$373,633	\$375,667	+ 0.5%
Percent of List Price Received*	118.5%	101.4%	- 14.4%	110.2%	97.0%	- 12.0%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	--	1.1	--	--	--	--

* 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.

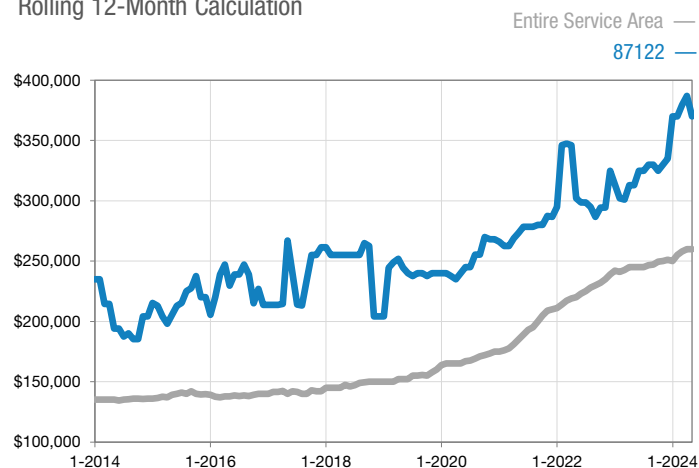
Median Sales Price - Single-Family Detached

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.