

Local Market Update for May 2024

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



Near South Valley – 90

East of Coors Blvd SW, South of Central Ave / Cesar Chavez, West of I-25, North of Rio Bravo Blvd SW

Single-Family Detached	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	15	12	- 20.0%	65	75	+ 15.4%
Pending Sales	13	14	+ 7.7%	58	78	+ 34.5%
Closed Sales	16	11	- 31.3%	56	65	+ 16.1%
Days on Market Until Sale	32	7	- 78.1%	25	31	+ 24.0%
Median Sales Price*	\$238,000	\$280,000	+ 17.6%	\$230,000	\$257,000	+ 11.7%
Average Sales Price*	\$246,525	\$315,264	+ 27.9%	\$248,132	\$262,691	+ 5.9%
Percent of List Price Received*	99.4%	99.4%	0.0%	99.0%	99.4%	+ 0.4%
Inventory of Homes for Sale	12	17	+ 41.7%	--	--	--
Months Supply of Inventory	0.9	1.4	+ 55.6%	--	--	--

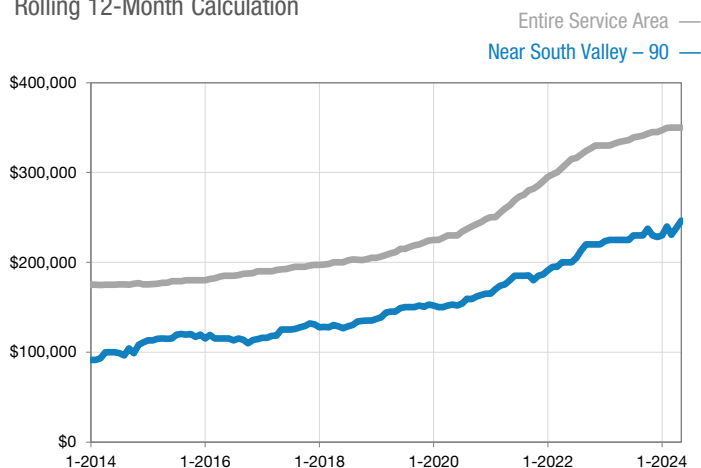
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	--	2	6	+ 200.0%
Pending Sales	1	0	- 100.0%	4	5	+ 25.0%
Closed Sales	1	1	0.0%	3	5	+ 66.7%
Days on Market Until Sale	3	5	+ 66.7%	47	36	- 23.4%
Median Sales Price*	\$173,000	\$215,000	+ 24.3%	\$145,000	\$200,000	+ 37.9%
Average Sales Price*	\$173,000	\$215,000	+ 24.3%	\$143,333	\$190,500	+ 32.9%
Percent of List Price Received*	88.7%	100.0%	+ 12.7%	94.0%	101.5%	+ 8.0%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	0.6	--	--	--	--

* 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.

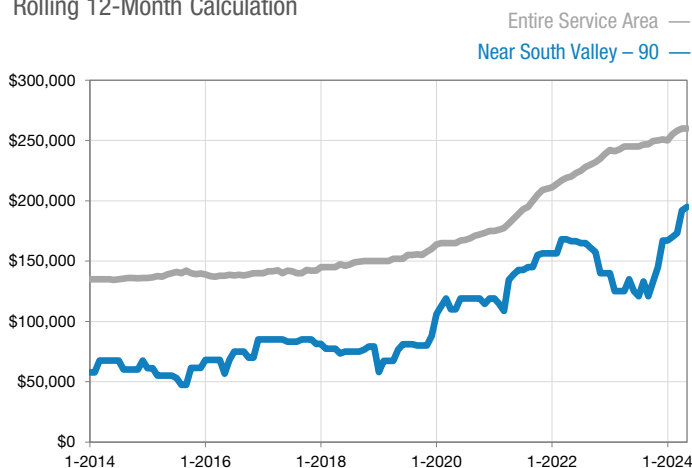
Median Sales Price - Single-Family Detached

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.