

Local Market Update for May 2024

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



UNM South – 42

East of I-25, South of Central Ave, West of San Mateo Blvd NE, North of Kirtland AFB

Single-Family Detached	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	22	17	- 22.7%	75	75	0.0%
Pending Sales	19	16	- 15.8%	67	66	- 1.5%
Closed Sales	14	19	+ 35.7%	54	62	+ 14.8%
Days on Market Until Sale	21	28	+ 33.3%	36	30	- 16.7%
Median Sales Price*	\$317,500	\$390,000	+ 22.8%	\$303,450	\$368,500	+ 21.4%
Average Sales Price*	\$343,350	\$435,958	+ 27.0%	\$331,494	\$402,140	+ 21.3%
Percent of List Price Received*	99.2%	98.8%	- 0.4%	98.5%	98.2%	- 0.3%
Inventory of Homes for Sale	16	22	+ 37.5%	--	--	--
Months Supply of Inventory	1.2	1.7	+ 41.7%	--	--	--

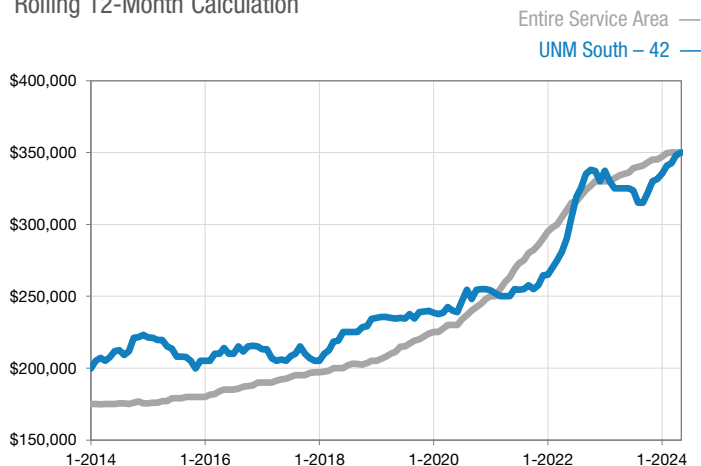
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	3	1	- 66.7%	14	13	- 7.1%
Pending Sales	2	0	- 100.0%	16	10	- 37.5%
Closed Sales	4	3	- 25.0%	16	13	- 18.8%
Days on Market Until Sale	27	15	- 44.4%	49	44	- 10.2%
Median Sales Price*	\$227,000	\$110,000	- 51.5%	\$136,500	\$120,000	- 12.1%
Average Sales Price*	\$222,250	\$110,500	- 50.3%	\$189,900	\$221,077	+ 16.4%
Percent of List Price Received*	98.1%	99.9%	+ 1.8%	97.5%	98.3%	+ 0.8%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	1.0	1.0	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.

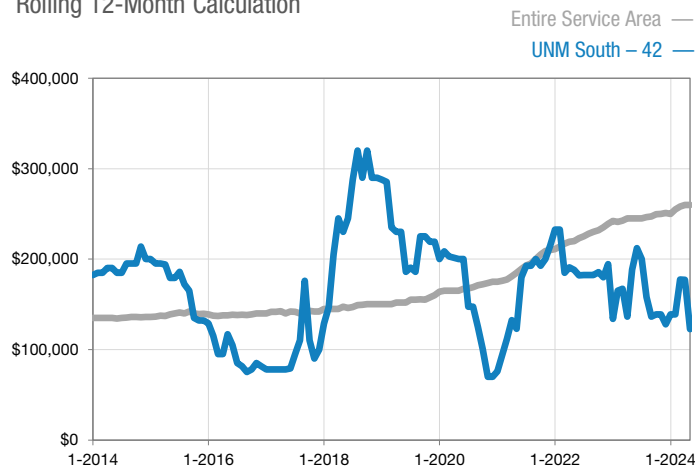
Median Sales Price - Single-Family Detached

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.