

Local Market Update for May 2024

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



Northeast Heights – 50

East of Wyoming Blvd NE, South of Montgomery Blvd NE, West of Tramway Blvd, North of Central Ave

Single-Family Detached	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	62	82	+ 32.3%	255	344	+ 34.9%
Pending Sales	67	77	+ 14.9%	263	301	+ 14.4%
Closed Sales	65	61	- 6.2%	249	274	+ 10.0%
Days on Market Until Sale	12	14	+ 16.7%	20	23	+ 15.0%
Median Sales Price*	\$290,000	\$310,000	+ 6.9%	\$285,000	\$290,423	+ 1.9%
Average Sales Price*	\$305,046	\$322,982	+ 5.9%	\$291,023	\$309,574	+ 6.4%
Percent of List Price Received*	101.3%	99.3%	- 2.0%	99.6%	99.1%	- 0.5%
Inventory of Homes for Sale	24	70	+ 191.7%	--	--	--
Months Supply of Inventory	0.4	1.2	+ 200.0%	--	--	--

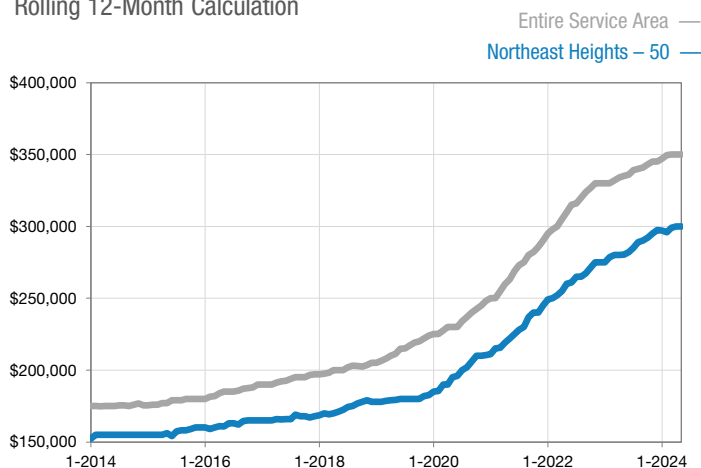
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	9	7	- 22.2%	46	41	- 10.9%
Pending Sales	9	8	- 11.1%	43	42	- 2.3%
Closed Sales	7	9	+ 28.6%	41	37	- 9.8%
Days on Market Until Sale	2	21	+ 950.0%	16	17	+ 6.3%
Median Sales Price*	\$280,000	\$246,900	- 11.8%	\$245,000	\$269,000	+ 9.8%
Average Sales Price*	\$240,643	\$263,656	+ 9.6%	\$235,487	\$255,481	+ 8.5%
Percent of List Price Received*	102.6%	101.1%	- 1.5%	100.7%	100.2%	- 0.5%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	0.4	0.6	+ 50.0%	--	--	--

* 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



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.

Median Sales Price - Single-Family Attached

Rolling 12-Month Calculation

