

# Local Market Update for May 2024

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



## 87106

Single-Family Detached	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	38	24	- 36.8%	105	101	- 3.8%
Pending Sales	23	16	- 30.4%	85	81	- 4.7%
Closed Sales	17	22	+ 29.4%	66	75	+ 13.6%
Days on Market Until Sale	18	20	+ 11.1%	30	23	- 23.3%
Median Sales Price*	\$434,148	<b>\$431,250</b>	- 0.7%	\$373,750	<b>\$400,000</b>	+ 7.0%
Average Sales Price*	\$434,528	<b>\$442,302</b>	+ 1.8%	\$394,059	<b>\$409,018</b>	+ 3.8%
Percent of List Price Received*	97.9%	<b>98.9%</b>	+ 1.0%	97.9%	<b>98.5%</b>	+ 0.6%
Inventory of Homes for Sale	27	35	+ 29.6%	--	--	--
Months Supply of Inventory	1.6	2.2	+ 37.5%	--	--	--

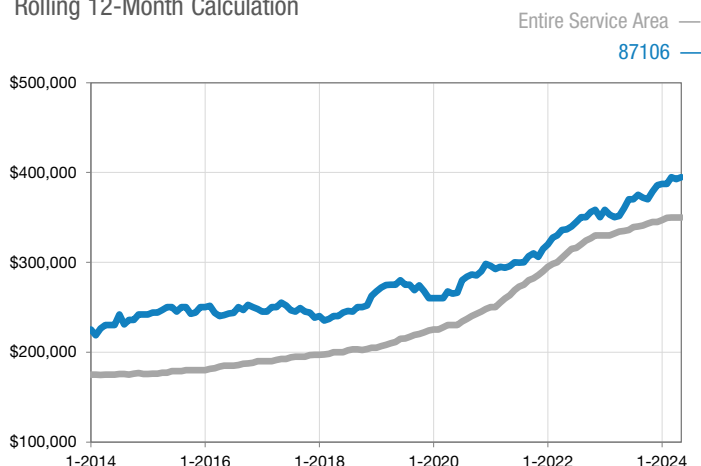
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	9	0	- 100.0%	21	13	- 38.1%
Pending Sales	5	1	- 80.0%	19	9	- 52.6%
Closed Sales	4	5	+ 25.0%	15	10	- 33.3%
Days on Market Until Sale	3	39	+ 1200.0%	33	28	- 15.2%
Median Sales Price*	\$227,000	<b>\$113,500</b>	- 50.0%	\$177,000	<b>\$171,750</b>	- 3.0%
Average Sales Price*	\$218,500	<b>\$214,500</b>	- 1.8%	\$189,427	<b>\$228,800</b>	+ 20.8%
Percent of List Price Received*	104.6%	<b>98.7%</b>	- 5.6%	99.6%	<b>98.8%</b>	- 0.8%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	2.1	0.8	- 61.9%	--	--	--

\* 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.

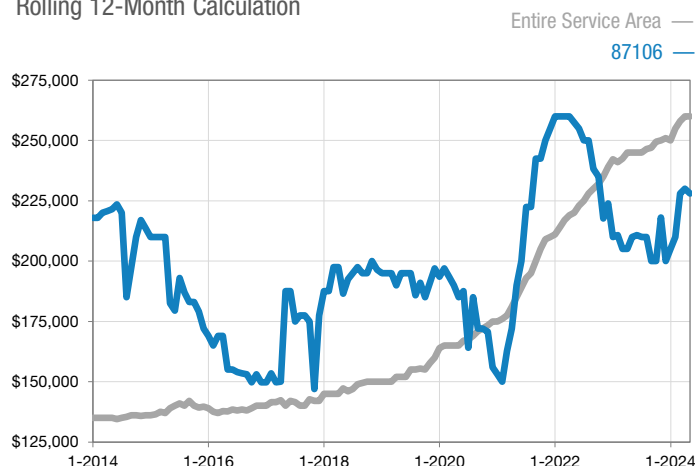
### Median Sales Price - Single-Family Detached

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.