

# Local Market Update for May 2024

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



## Northwest Heights – 110

East of Paseo del Volcan, South of Paseo del Norte Blvd NE, West of Coors Blvd NW / Rio Grande River, North of Unser Blvd NW

Single-Family Detached	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	68	71	+ 4.4%	303	346	+ 14.2%
Pending Sales	55	59	+ 7.3%	245	268	+ 9.4%
Closed Sales	46	65	+ 41.3%	225	236	+ 4.9%
Days on Market Until Sale	32	32	0.0%	32	38	+ 18.8%
Median Sales Price*	\$399,000	\$425,000	+ 6.5%	\$395,000	\$410,405	+ 3.9%
Average Sales Price*	\$444,801	\$471,482	+ 6.0%	\$425,202	\$446,710	+ 5.1%
Percent of List Price Received*	100.1%	99.1%	- 1.0%	99.9%	99.0%	- 0.9%
Inventory of Homes for Sale	95	105	+ 10.5%	--	--	--
Months Supply of Inventory	1.9	2.2	+ 15.8%	--	--	--

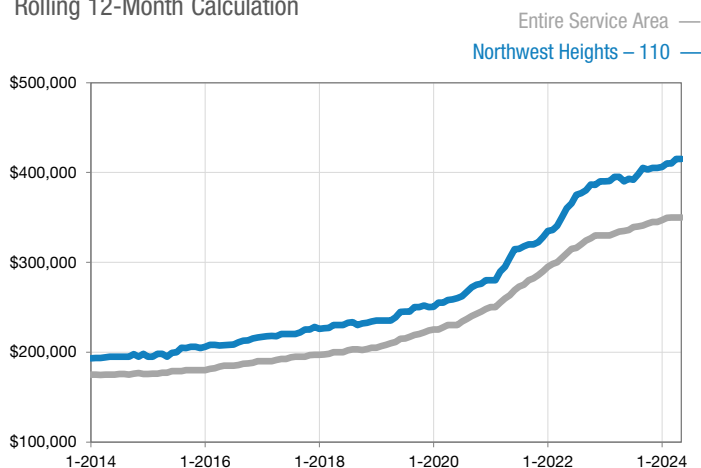
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	4	3	- 25.0%	14	10	- 28.6%
Pending Sales	3	3	0.0%	12	12	0.0%
Closed Sales	2	2	0.0%	11	10	- 9.1%
Days on Market Until Sale	1	73	+ 7200.0%	27	38	+ 40.7%
Median Sales Price*	\$318,000	\$386,750	+ 21.6%	\$390,000	\$391,500	+ 0.4%
Average Sales Price*	\$318,000	\$386,750	+ 21.6%	\$355,286	\$394,650	+ 11.1%
Percent of List Price Received*	103.7%	100.5%	- 3.1%	99.4%	98.2%	- 1.2%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	1.3	0.3	- 76.9%	--	--	--

\* 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.

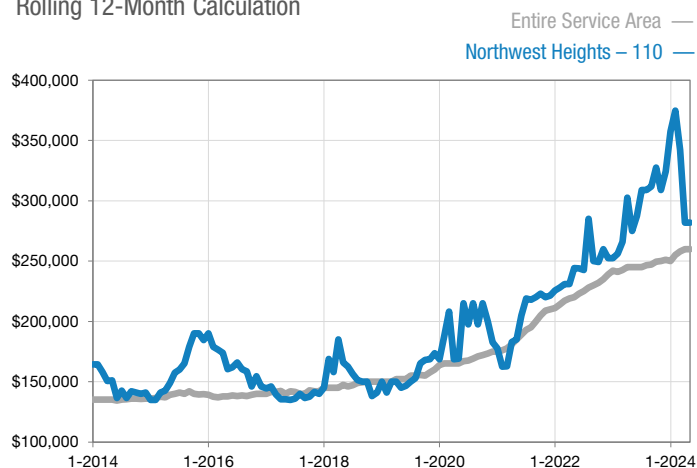
### Median Sales Price - Single-Family Detached

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.