

Local Market Update for May 2024

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



South of I-40 – 230

South of Tijeras, North of CR A072, West of Valencia / Torrance County Line, East of Sandia Mountains

Single-Family Detached	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	6	7	+ 16.7%	26	25	- 3.8%
Pending Sales	7	8	+ 14.3%	17	24	+ 41.2%
Closed Sales	1	3	+ 200.0%	10	18	+ 80.0%
Days on Market Until Sale	161	27	- 83.2%	34	55	+ 61.8%
Median Sales Price*	\$399,000	\$505,000	+ 26.6%	\$402,000	\$383,750	- 4.5%
Average Sales Price*	\$399,000	\$495,000	+ 24.1%	\$404,700	\$411,167	+ 1.6%
Percent of List Price Received*	100.0%	101.6%	+ 1.6%	98.8%	96.6%	- 2.2%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	2.1	1.9	- 9.5%	--	--	--

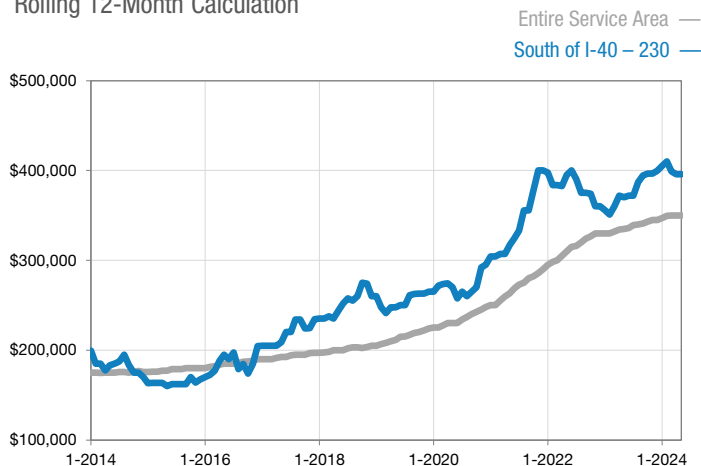
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

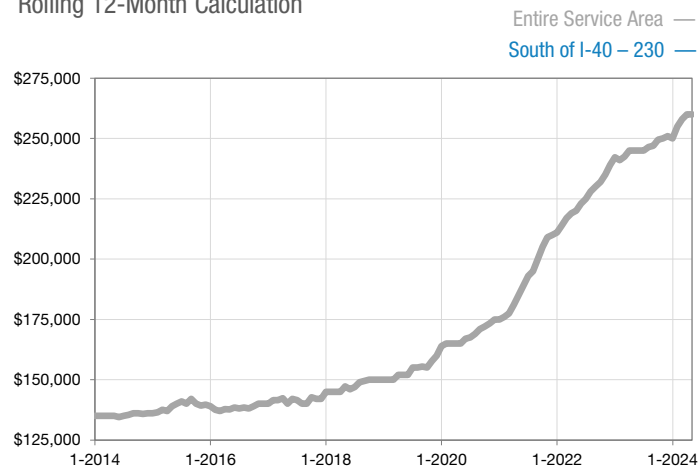
Median Sales Price - Single-Family Detached

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.