

# Local Market Update for May 2024

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



## 87112

Single-Family Detached	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	35	63	+ 80.0%	175	230	+ 31.4%
Pending Sales	37	52	+ 40.5%	185	194	+ 4.9%
Closed Sales	41	38	- 7.3%	184	178	- 3.3%
Days on Market Until Sale	14	15	+ 7.1%	23	25	+ 8.7%
Median Sales Price*	\$288,000	\$330,000	+ 14.6%	\$293,500	\$306,250	+ 4.3%
Average Sales Price*	\$304,782	\$346,092	+ 13.6%	\$317,265	\$333,889	+ 5.2%
Percent of List Price Received*	100.9%	99.4%	- 1.5%	99.3%	99.0%	- 0.3%
Inventory of Homes for Sale	13	57	+ 338.5%	--	--	--
Months Supply of Inventory	0.3	1.5	+ 400.0%	--	--	--

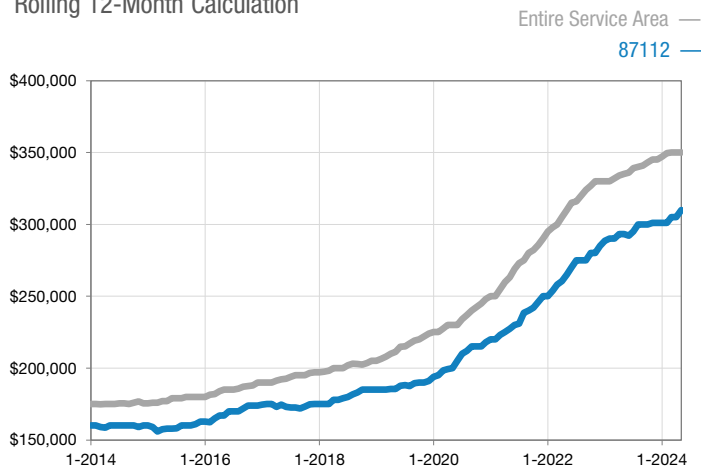
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	6	4	- 33.3%	27	22	- 18.5%
Pending Sales	4	2	- 50.0%	21	21	0.0%
Closed Sales	0	3	--	25	21	- 16.0%
Days on Market Until Sale	--	4	--	24	13	- 45.8%
Median Sales Price*	--	\$278,000	--	\$245,000	\$255,000	+ 4.1%
Average Sales Price*	--	\$268,967	--	\$226,237	\$242,281	+ 7.1%
Percent of List Price Received*	--	101.8%	--	100.8%	100.1%	- 0.7%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--

\* 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.

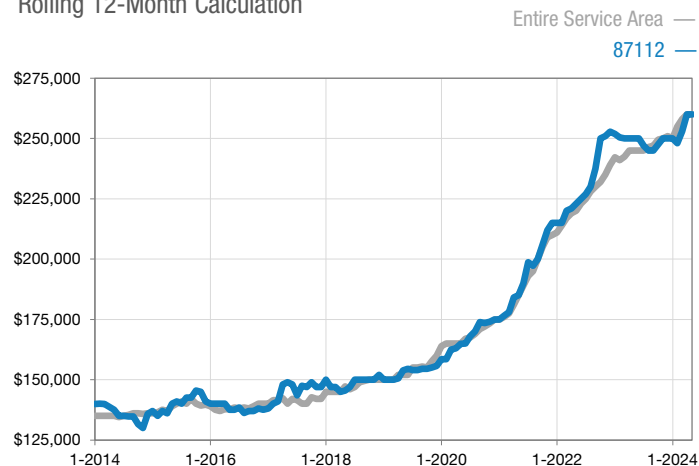
### Median Sales Price - Single-Family Detached

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.