

Local Market Update for May 2024

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



Fairgrounds – 70

East of San Mateo Blvd NE, South of I-40, West of Wyoming Blvd NE, 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	15	14	- 6.7%	56	64	+ 14.3%
Pending Sales	8	9	+ 12.5%	42	53	+ 26.2%
Closed Sales	9	18	+ 100.0%	36	50	+ 38.9%
Days on Market Until Sale	5	27	+ 440.0%	17	26	+ 52.9%
Median Sales Price*	\$268,000	\$305,500	+ 14.0%	\$266,000	\$293,000	+ 10.2%
Average Sales Price*	\$275,111	\$313,111	+ 13.8%	\$261,598	\$293,268	+ 12.1%
Percent of List Price Received*	99.1%	97.4%	- 1.7%	100.8%	98.5%	- 2.3%
Inventory of Homes for Sale	13	14	+ 7.7%	--	--	--
Months Supply of Inventory	1.3	1.3	0.0%	--	--	--

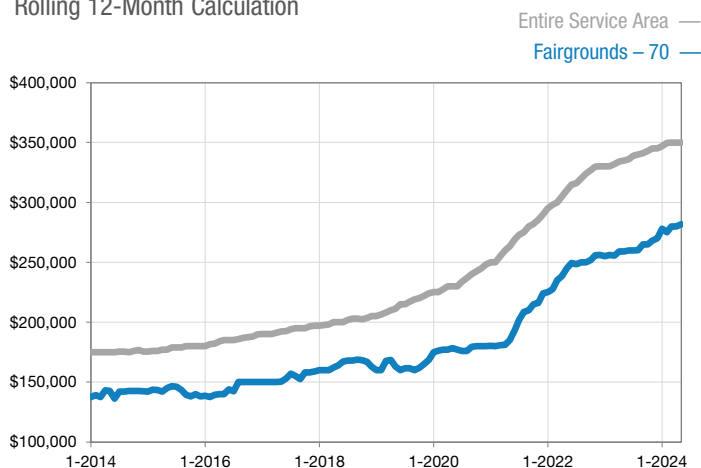
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	0	1	--	4	4	0.0%
Pending Sales	0	1	--	4	4	0.0%
Closed Sales	1	0	- 100.0%	4	3	- 25.0%
Days on Market Until Sale	9	--	--	4	3	- 25.0%
Median Sales Price*	\$109,900	--	--	\$249,000	\$255,000	+ 2.4%
Average Sales Price*	\$109,900	--	--	\$218,475	\$256,667	+ 17.5%
Percent of List Price Received*	100.0%	--	--	99.7%	98.6%	- 1.1%
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.

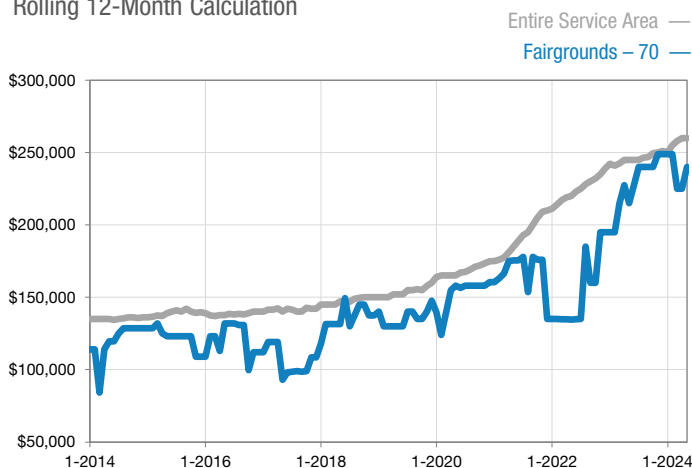
Median Sales Price - Single-Family Detached

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.