

Local Market Update for May 2024

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



87121

Single-Family Detached	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	50	76	+ 52.0%	267	354	+ 32.6%
Pending Sales	53	67	+ 26.4%	276	311	+ 12.7%
Closed Sales	51	68	+ 33.3%	254	291	+ 14.6%
Days on Market Until Sale	19	29	+ 52.6%	21	29	+ 38.1%
Median Sales Price*	\$271,000	\$288,000	+ 6.3%	\$265,000	\$285,000	+ 7.5%
Average Sales Price*	\$281,177	\$295,713	+ 5.2%	\$272,586	\$290,774	+ 6.7%
Percent of List Price Received*	100.6%	100.4%	- 0.2%	100.1%	99.8%	- 0.3%
Inventory of Homes for Sale	33	82	+ 148.5%	--	--	--
Months Supply of Inventory	0.6	1.5	+ 150.0%	--	--	--

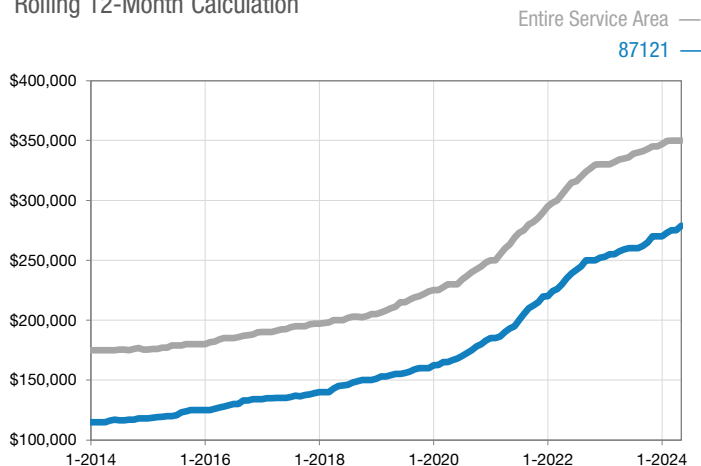
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	2	2	0.0%	4	6	+ 50.0%
Pending Sales	1	2	+ 100.0%	6	6	0.0%
Closed Sales	2	2	0.0%	5	4	- 20.0%
Days on Market Until Sale	15	4	- 73.3%	23	8	- 65.2%
Median Sales Price*	\$187,500	\$228,250	+ 21.7%	\$215,000	\$228,250	+ 6.2%
Average Sales Price*	\$187,500	\$228,250	+ 21.7%	\$219,600	\$199,125	- 9.3%
Percent of List Price Received*	102.2%	102.6%	+ 0.4%	100.4%	96.5%	- 3.9%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.4	0.7	- 50.0%	--	--	--

* 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.

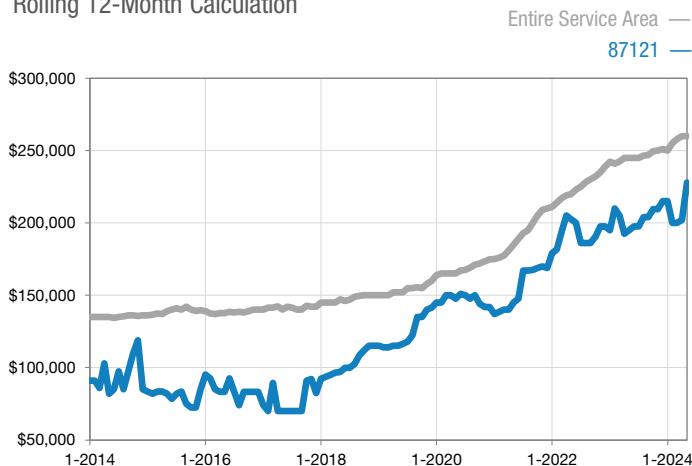
Median Sales Price - Single-Family Detached

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.