

Local Market Update for May 2024

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



North of I-40 – 220

North of I-40, West of Golden, East of Sandia Mountains, NW of Gutierrez Canyon

Single-Family Detached	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	18	15	- 16.7%	56	55	- 1.8%
Pending Sales	5	4	- 20.0%	37	36	- 2.7%
Closed Sales	9	9	0.0%	35	35	0.0%
Days on Market Until Sale	40	40	0.0%	37	38	+ 2.7%
Median Sales Price*	\$555,000	\$515,000	- 7.2%	\$487,000	\$455,000	- 6.6%
Average Sales Price*	\$634,833	\$499,200	- 21.4%	\$551,774	\$495,810	- 10.1%
Percent of List Price Received*	98.1%	98.9%	+ 0.8%	98.9%	98.8%	- 0.1%
Inventory of Homes for Sale	23	29	+ 26.1%	--	--	--
Months Supply of Inventory	2.7	3.5	+ 29.6%	--	--	--

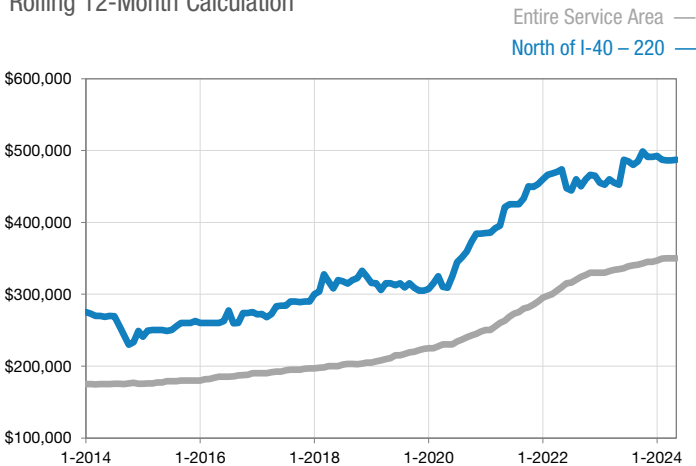
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	0	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.

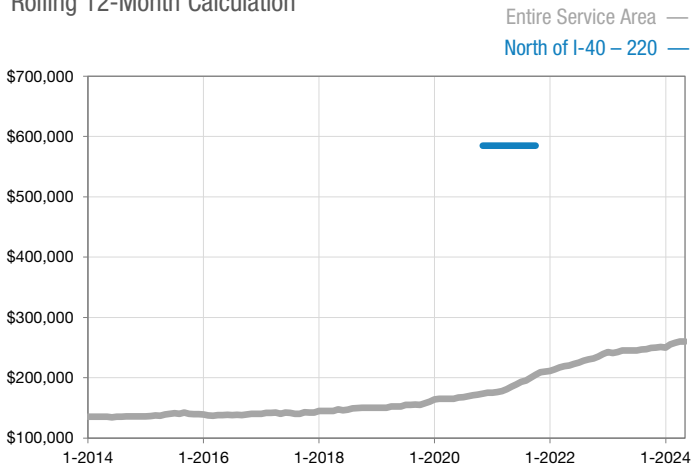
Median Sales Price - Single-Family Detached

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.