

Local Market Update for April 2024

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



87124

Single-Family Detached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	78	80	+ 2.6%	255	302	+ 18.4%
Pending Sales	63	69	+ 9.5%	228	265	+ 16.2%
Closed Sales	49	77	+ 57.1%	212	232	+ 9.4%
Days on Market Until Sale	15	26	+ 73.3%	35	32	- 8.6%
Median Sales Price*	\$340,000	\$358,500	+ 5.4%	\$341,250	\$359,000	+ 5.2%
Average Sales Price*	\$369,323	\$387,420	+ 4.9%	\$378,829	\$388,157	+ 2.5%
Percent of List Price Received*	101.1%	99.4%	- 1.7%	99.3%	99.1%	- 0.2%
Inventory of Homes for Sale	74	99	+ 33.8%	--	--	--
Months Supply of Inventory	1.1	1.6	+ 45.5%	--	--	--

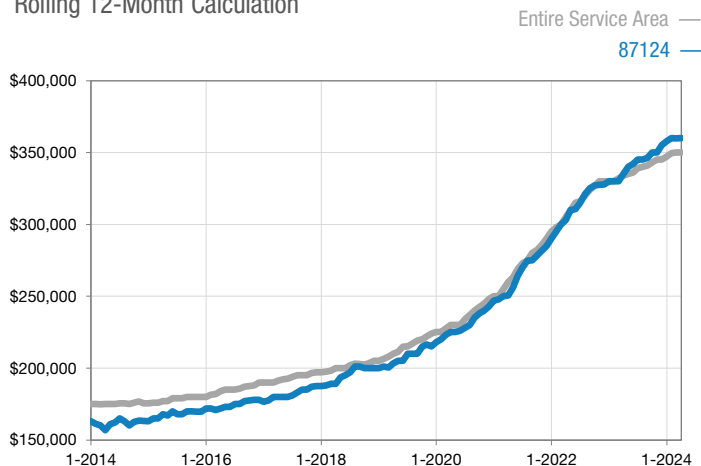
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	7	8	+ 14.3%	25	33	+ 32.0%
Pending Sales	6	6	0.0%	23	33	+ 43.5%
Closed Sales	6	7	+ 16.7%	22	29	+ 31.8%
Days on Market Until Sale	27	32	+ 18.5%	18	36	+ 100.0%
Median Sales Price*	\$266,050	\$290,000	+ 9.0%	\$259,353	\$267,000	+ 2.9%
Average Sales Price*	\$277,350	\$276,429	- 0.3%	\$239,264	\$247,017	+ 3.2%
Percent of List Price Received*	100.5%	97.5%	- 3.0%	100.1%	98.8%	- 1.3%
Inventory of Homes for Sale	3	9	+ 200.0%	--	--	--
Months Supply of Inventory	0.5	1.3	+ 160.0%	--	--	--

* 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.

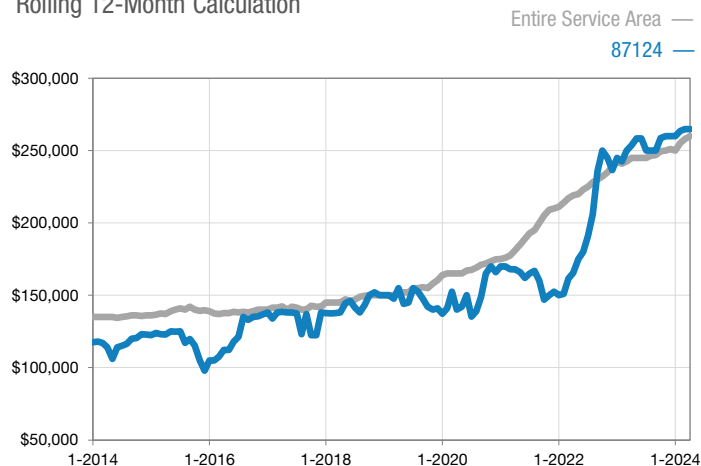
Median Sales Price - Single-Family Detached

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.