

Local Market Update for April 2024

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



UNM South – 42

East of I-25, South of Central Ave, West of San Mateo Blvd NE, North of Kirtland AFB

Single-Family Detached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	15	19	+ 26.7%	53	58	+ 9.4%
Pending Sales	11	17	+ 54.5%	48	51	+ 6.3%
Closed Sales	7	13	+ 85.7%	40	43	+ 7.5%
Days on Market Until Sale	27	58	+ 114.8%	41	31	- 24.4%
Median Sales Price*	\$355,000	\$369,000	+ 3.9%	\$296,250	\$365,000	+ 23.2%
Average Sales Price*	\$364,643	\$432,829	+ 18.7%	\$327,344	\$387,197	+ 18.3%
Percent of List Price Received*	99.9%	95.0%	- 4.9%	98.3%	98.0%	- 0.3%
Inventory of Homes for Sale	17	22	+ 29.4%	--	--	--
Months Supply of Inventory	1.3	1.6	+ 23.1%	--	--	--

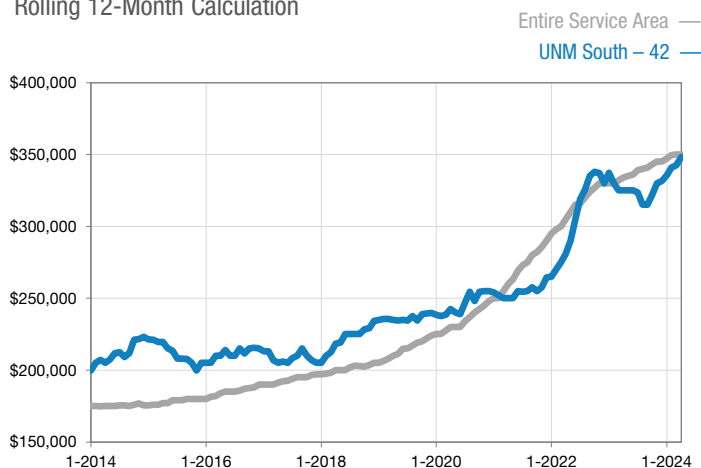
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	4	5	+ 25.0%	11	12	+ 9.1%
Pending Sales	4	5	+ 25.0%	14	10	- 28.6%
Closed Sales	3	2	- 33.3%	12	10	- 16.7%
Days on Market Until Sale	57	30	- 47.4%	57	53	- 7.0%
Median Sales Price*	\$139,000	\$98,500	- 29.1%	\$122,000	\$290,000	+ 137.7%
Average Sales Price*	\$196,167	\$98,500	- 49.8%	\$179,117	\$254,250	+ 41.9%
Percent of List Price Received*	97.8%	100.2%	+ 2.5%	97.3%	97.8%	+ 0.5%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	0.7	1.0	+ 42.9%	--	--	--

* 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.

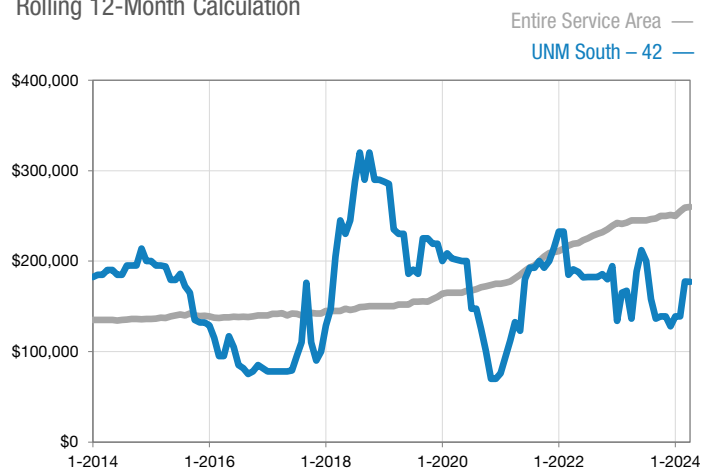
Median Sales Price - Single-Family Detached

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.