

Local Market Update for April 2024

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



East Los Lunas, Tome, Valencia – 711

North of Patricio Dr, South of Valencia Rd, East of Rio Grande River, West of La Ladera Rd

Single-Family Detached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	6	9	+ 50.0%	18	25	+ 38.9%
Pending Sales	3	6	+ 100.0%	14	18	+ 28.6%
Closed Sales	3	0	- 100.0%	12	13	+ 8.3%
Days on Market Until Sale	37	--	--	57	50	- 12.3%
Median Sales Price*	\$488,000	--	--	\$377,500	\$445,000	+ 17.9%
Average Sales Price*	\$452,667	--	--	\$395,083	\$471,106	+ 19.2%
Percent of List Price Received*	98.9%	--	--	98.7%	96.8%	- 1.9%
Inventory of Homes for Sale	15	16	+ 6.7%	--	--	--
Months Supply of Inventory	5.2	4.3	- 17.3%	--	--	--

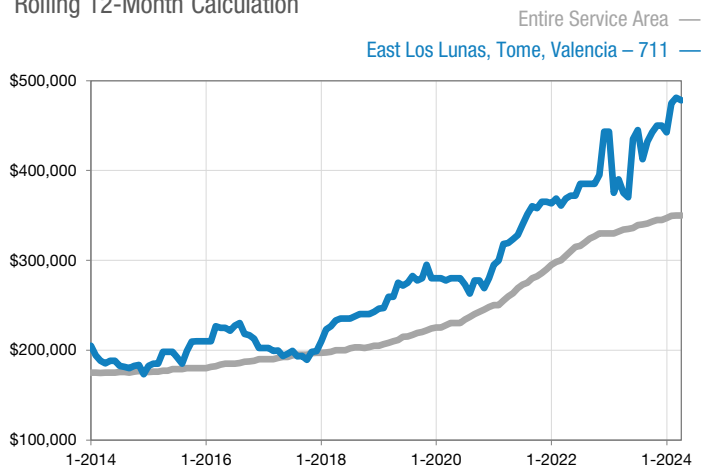
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	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.

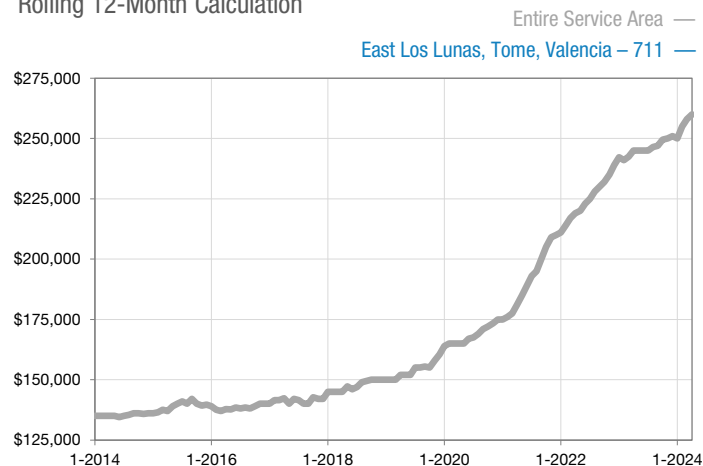
Median Sales Price - Single-Family Detached

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.