

Local Market Update for April 2024

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



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Single-Family Detached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	52	75	+ 44.2%	175	205	+ 17.1%
Pending Sales	52	63	+ 21.2%	175	178	+ 1.7%
Closed Sales	35	43	+ 22.9%	148	134	- 9.5%
Days on Market Until Sale	21	17	- 19.0%	24	23	- 4.2%
Median Sales Price*	\$475,849	\$432,000	- 9.2%	\$420,250	\$440,500	+ 4.8%
Average Sales Price*	\$553,737	\$510,929	- 7.7%	\$484,126	\$515,972	+ 6.6%
Percent of List Price Received*	100.9%	100.1%	- 0.8%	99.1%	99.1%	0.0%
Inventory of Homes for Sale	33	53	+ 60.6%	--	--	--
Months Supply of Inventory	0.7	1.2	+ 71.4%	--	--	--

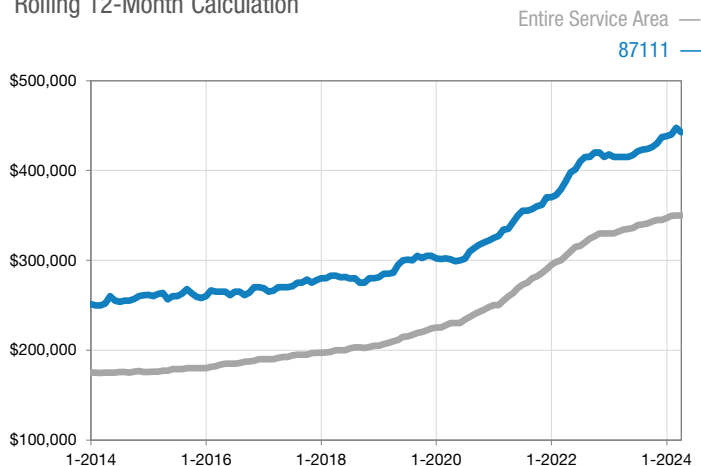
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	10	14	+ 40.0%	45	60	+ 33.3%
Pending Sales	14	16	+ 14.3%	51	54	+ 5.9%
Closed Sales	12	15	+ 25.0%	48	41	- 14.6%
Days on Market Until Sale	6	20	+ 233.3%	17	19	+ 11.8%
Median Sales Price*	\$313,000	\$339,000	+ 8.3%	\$291,250	\$340,000	+ 16.7%
Average Sales Price*	\$300,483	\$344,533	+ 14.7%	\$294,751	\$342,749	+ 16.3%
Percent of List Price Received*	102.1%	98.8%	- 3.2%	100.2%	98.3%	- 1.9%
Inventory of Homes for Sale	0	16	--	--	--	--
Months Supply of Inventory	--	1.4	--	--	--	--

* 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.

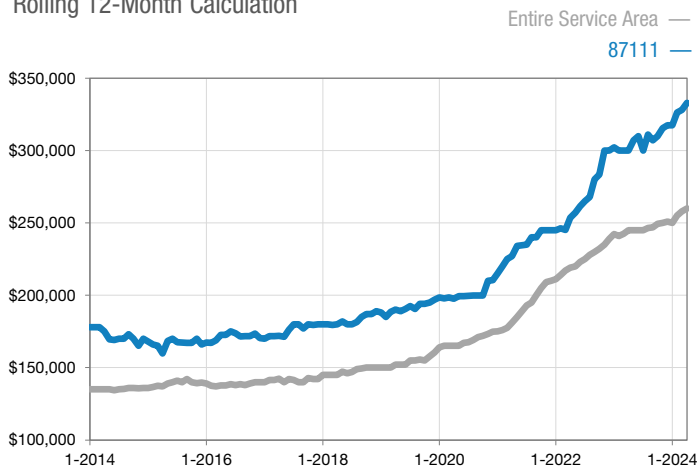
Median Sales Price - Single-Family Detached

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.