

Local Market Update for April 2024

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



Northwest Heights – 110

East of Paseo del Volcan, South of Paseo del Norte Blvd NE, West of Coors Blvd NW / Rio Grande River, North of Unser Blvd NW

Single-Family Detached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	70	78	+ 11.4%	235	273	+ 16.2%
Pending Sales	48	70	+ 45.8%	191	216	+ 13.1%
Closed Sales	55	59	+ 7.3%	179	168	- 6.1%
Days on Market Until Sale	31	28	- 9.7%	31	40	+ 29.0%
Median Sales Price*	\$390,000	\$395,000	+ 1.3%	\$393,000	\$407,000	+ 3.6%
Average Sales Price*	\$427,911	\$427,383	- 0.1%	\$420,166	\$435,564	+ 3.7%
Percent of List Price Received*	99.7%	100.1%	+ 0.4%	99.8%	99.1%	- 0.7%
Inventory of Homes for Sale	94	92	- 2.1%	--	--	--
Months Supply of Inventory	1.8	1.9	+ 5.6%	--	--	--

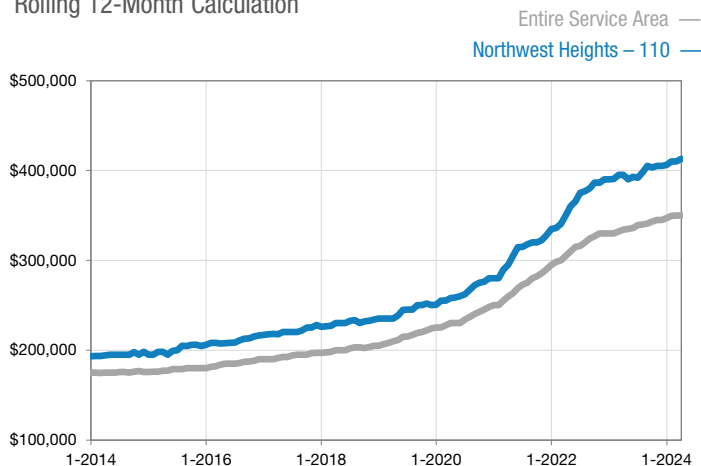
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	2	5	+ 150.0%	10	8	- 20.0%
Pending Sales	0	2	--	9	9	0.0%
Closed Sales	3	2	- 33.3%	9	8	- 11.1%
Days on Market Until Sale	4	7	+ 75.0%	33	29	- 12.1%
Median Sales Price*	\$416,500	\$382,500	- 8.2%	\$390,000	\$391,500	+ 0.4%
Average Sales Price*	\$429,500	\$382,500	- 10.9%	\$363,572	\$396,625	+ 9.1%
Percent of List Price Received*	100.5%	99.0%	- 1.5%	98.4%	97.6%	- 0.8%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	0.8	1.2	+ 50.0%	--	--	--

* 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.

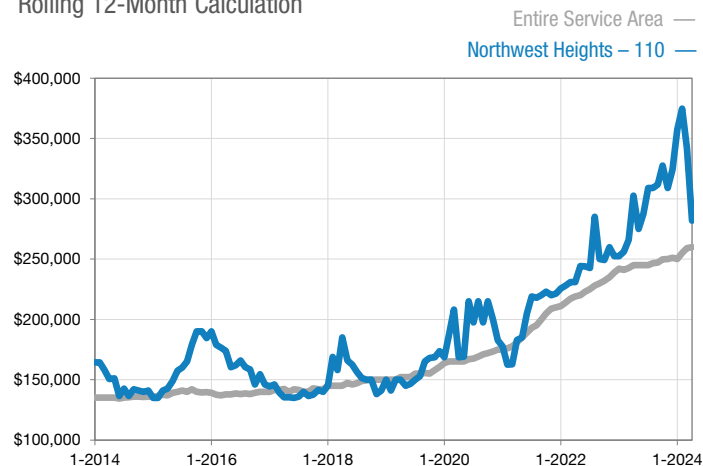
Median Sales Price - Single-Family Detached

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.