

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	21	23	+ 9.5%	77	85	+ 10.4%
Pending Sales	19	24	+ 26.3%	61	85	+ 39.3%
Closed Sales	15	25	+ 66.7%	57	66	+ 15.8%
Days on Market Until Sale	48	55	+ 14.6%	60	49	- 18.3%
Median Sales Price*	\$370,000	\$393,325	+ 6.3%	\$365,000	\$368,125	+ 0.9%
Average Sales Price*	\$394,852	\$441,073	+ 11.7%	\$445,535	\$409,990	- 8.0%
Percent of List Price Received*	99.3%	98.6%	- 0.7%	98.4%	98.0%	- 0.4%
Inventory of Homes for Sale	58	39	- 32.8%	--	--	--
Months Supply of Inventory	3.3	2.1	- 36.4%	--	--	--

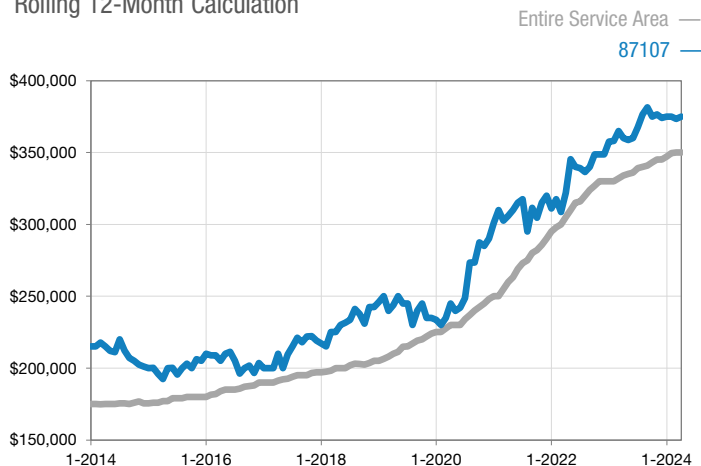
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	1	7	+ 600.0%	9	17	+ 88.9%
Pending Sales	2	4	+ 100.0%	10	15	+ 50.0%
Closed Sales	1	4	+ 300.0%	10	15	+ 50.0%
Days on Market Until Sale	415	12	- 97.1%	50	22	- 56.0%
Median Sales Price*	\$350,000	\$287,500	- 17.9%	\$233,250	\$285,000	+ 22.2%
Average Sales Price*	\$350,000	\$362,500	+ 3.6%	\$248,600	\$315,193	+ 26.8%
Percent of List Price Received*	93.4%	90.6%	- 3.0%	99.6%	96.0%	- 3.6%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	0.5	0.7	+ 40.0%	--	--	--

* 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.

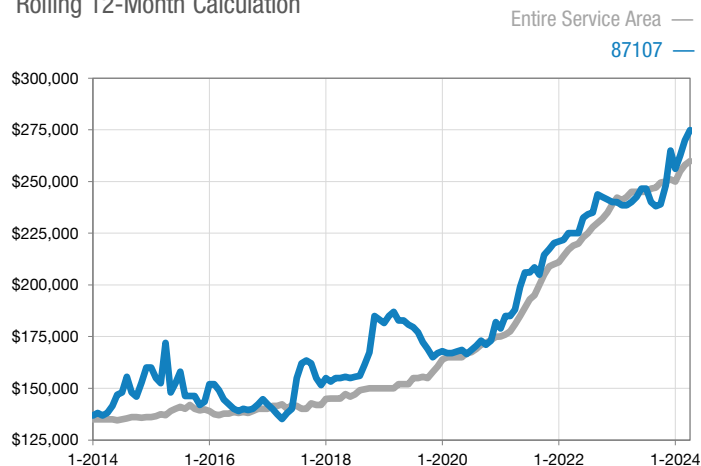
Median Sales Price - Single-Family Detached

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.