

Local Market Update for April 2024

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



87108

Single-Family Detached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	32	23	- 28.1%	94	81	- 13.8%
Pending Sales	24	26	+ 8.3%	77	71	- 7.8%
Closed Sales	15	15	0.0%	64	56	- 12.5%
Days on Market Until Sale	15	43	+ 186.7%	28	28	0.0%
Median Sales Price*	\$230,000	\$331,500	+ 44.1%	\$257,500	\$285,000	+ 10.7%
Average Sales Price*	\$226,993	\$383,567	+ 69.0%	\$266,343	\$324,796	+ 21.9%
Percent of List Price Received*	99.3%	99.8%	+ 0.5%	99.8%	99.4%	- 0.4%
Inventory of Homes for Sale	26	21	- 19.2%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.4%	--	--	--

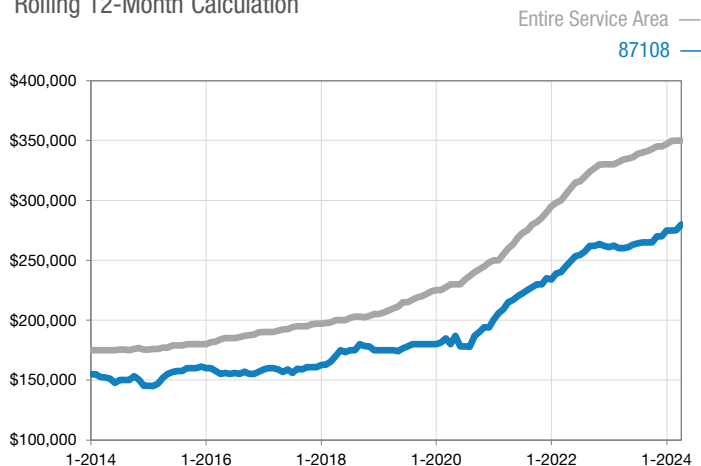
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	6	1	- 83.3%	18	9	- 50.0%
Pending Sales	6	2	- 66.7%	12	11	- 8.3%
Closed Sales	4	2	- 50.0%	10	11	+ 10.0%
Days on Market Until Sale	51	25	- 51.0%	26	64	+ 146.2%
Median Sales Price*	\$202,500	\$201,000	- 0.7%	\$218,250	\$290,000	+ 32.9%
Average Sales Price*	\$216,250	\$201,000	- 7.1%	\$215,650	\$255,318	+ 18.4%
Percent of List Price Received*	97.3%	95.6%	- 1.7%	97.5%	96.5%	- 1.0%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	1.7	1.8	+ 5.9%	--	--	--

* 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.

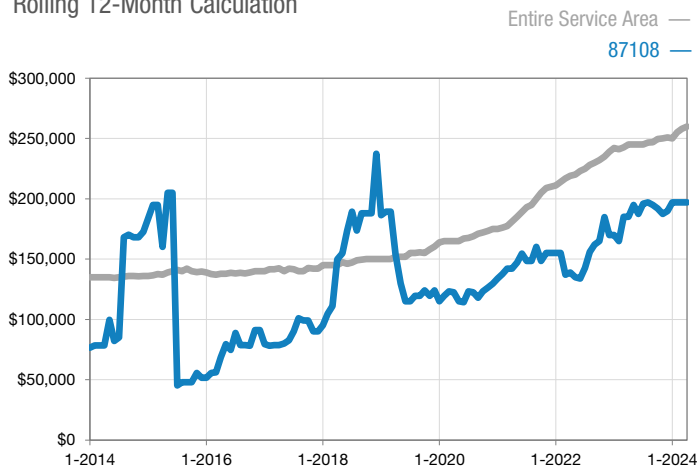
Median Sales Price - Single-Family Detached

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.