

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	12	20	+ 66.7%	67	77	+ 14.9%
Pending Sales	16	17	+ 6.3%	62	67	+ 8.1%
Closed Sales	14	13	- 7.1%	49	52	+ 6.1%
Days on Market Until Sale	33	20	- 39.4%	34	24	- 29.4%
Median Sales Price*	\$393,750	\$365,000	- 7.3%	\$353,000	\$367,613	+ 4.1%
Average Sales Price*	\$410,600	\$406,123	- 1.1%	\$380,019	\$394,244	+ 3.7%
Percent of List Price Received*	100.1%	96.3%	- 3.8%	98.0%	98.4%	+ 0.4%
Inventory of Homes for Sale	17	28	+ 64.7%	--	--	--
Months Supply of Inventory	1.0	1.7	+ 70.0%	--	--	--

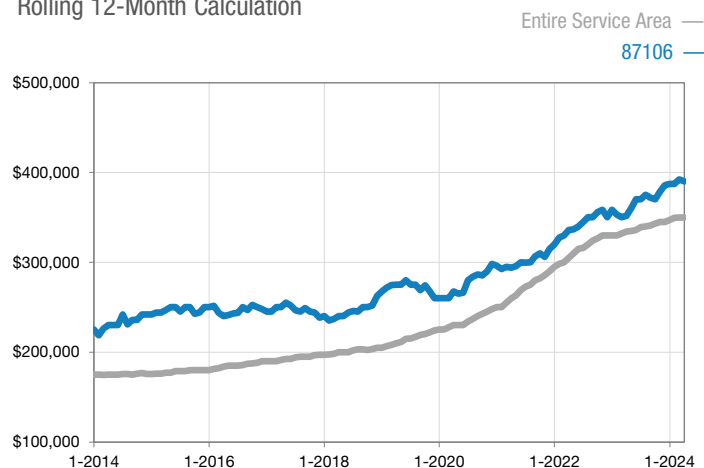
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	4	6	+ 50.0%	12	13	+ 8.3%
Pending Sales	2	6	+ 200.0%	14	8	- 42.9%
Closed Sales	3	2	- 33.3%	11	5	- 54.5%
Days on Market Until Sale	2	11	+ 450.0%	44	17	- 61.4%
Median Sales Price*	\$210,000	\$247,500	+ 17.9%	\$110,000	\$230,000	+ 109.1%
Average Sales Price*	\$206,833	\$247,500	+ 19.7%	\$178,855	\$243,100	+ 35.9%
Percent of List Price Received*	99.6%	100.9%	+ 1.3%	97.8%	98.9%	+ 1.1%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	1.0	1.4	+ 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.

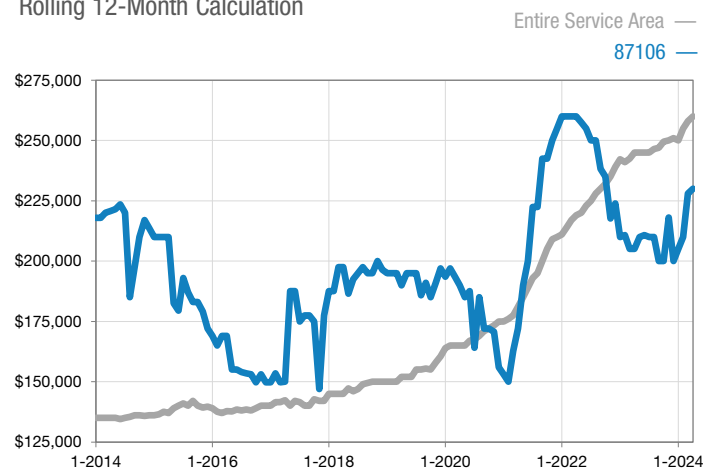
Median Sales Price - Single-Family Detached

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.