

# Local Market Update for April 2024

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



## Uptown – 41

East of I-25, South of Montgomery Blvd NE, West of Wyoming Blvd NE, North of I-40

Single-Family Detached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	23	44	+ 91.3%	85	115	+ 35.3%
Pending Sales	24	29	+ 20.8%	91	101	+ 11.0%
Closed Sales	18	19	+ 5.6%	88	79	- 10.2%
Days on Market Until Sale	15	19	+ 26.7%	25	29	+ 16.0%
Median Sales Price*	\$300,000	\$315,000	+ 5.0%	\$278,000	\$305,000	+ 9.7%
Average Sales Price*	\$303,729	\$318,553	+ 4.9%	\$285,776	\$308,546	+ 8.0%
Percent of List Price Received*	99.8%	99.1%	- 0.7%	99.1%	98.8%	- 0.3%
Inventory of Homes for Sale	14	27	+ 92.9%	--	--	--
Months Supply of Inventory	0.5	1.2	+ 140.0%	--	--	--

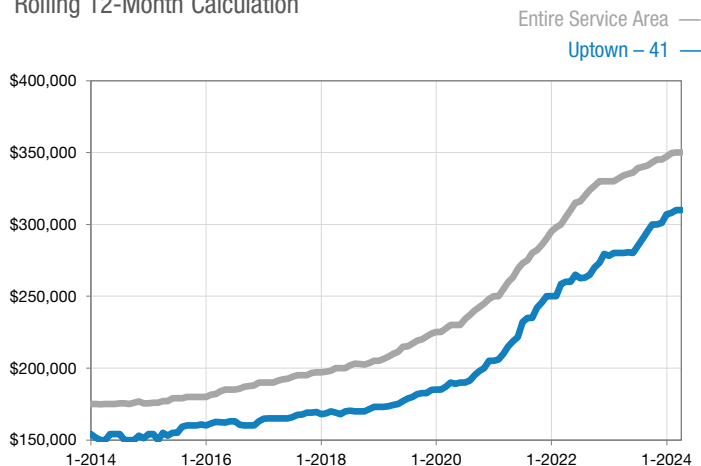
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	7	2	- 71.4%	17	15	- 11.8%
Pending Sales	6	4	- 33.3%	17	15	- 11.8%
Closed Sales	4	5	+ 25.0%	12	12	0.0%
Days on Market Until Sale	5	18	+ 260.0%	10	16	+ 60.0%
Median Sales Price*	\$163,000	\$275,000	+ 68.7%	\$161,500	\$162,500	+ 0.6%
Average Sales Price*	\$162,725	\$234,800	+ 44.3%	\$186,158	\$180,042	- 3.3%
Percent of List Price Received*	97.4%	99.2%	+ 1.8%	98.3%	98.4%	+ 0.1%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	0.4	0.9	+ 125.0%	--	--	--

\* 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.

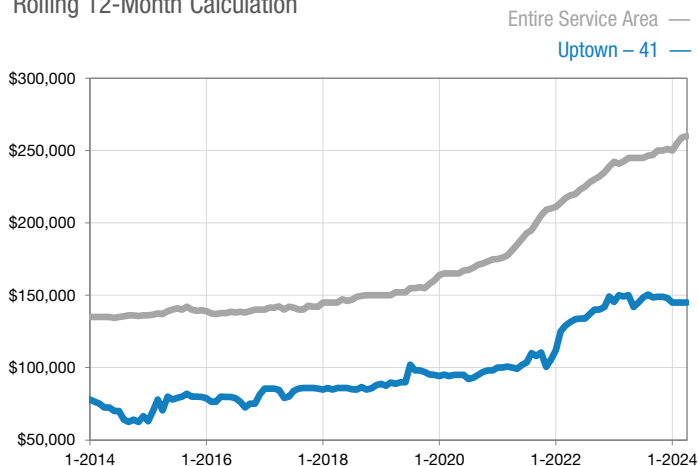
### Median Sales Price - Single-Family Detached

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.