

Local Market Update for April 2024

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



Fairgrounds – 70

East of San Mateo Blvd NE, South of I-40, West of Wyoming Blvd NE, North of Central Ave

Single-Family Detached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	11	9	- 18.2%	41	50	+ 22.0%
Pending Sales	9	16	+ 77.8%	34	44	+ 29.4%
Closed Sales	9	10	+ 11.1%	27	32	+ 18.5%
Days on Market Until Sale	8	33	+ 312.5%	21	25	+ 19.0%
Median Sales Price*	\$274,900	\$281,000	+ 2.2%	\$260,000	\$285,000	+ 9.6%
Average Sales Price*	\$251,100	\$290,250	+ 15.6%	\$257,093	\$282,106	+ 9.7%
Percent of List Price Received*	103.0%	100.8%	- 2.1%	101.3%	99.1%	- 2.2%
Inventory of Homes for Sale	9	13	+ 44.4%	--	--	--
Months Supply of Inventory	0.8	1.2	+ 50.0%	--	--	--

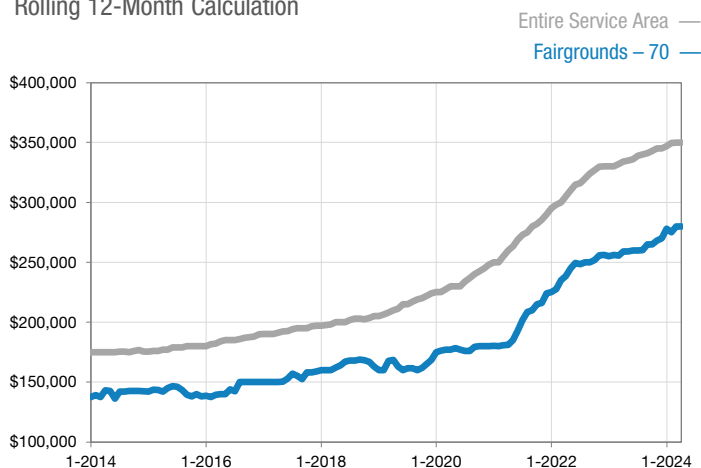
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	0	0	0.0%	4	3	- 25.0%
Pending Sales	2	0	- 100.0%	4	3	- 25.0%
Closed Sales	1	1	0.0%	3	3	0.0%
Days on Market Until Sale	4	0	- 100.0%	3	3	0.0%
Median Sales Price*	\$266,000	\$290,000	+ 9.0%	\$249,000	\$255,000	+ 2.4%
Average Sales Price*	\$266,000	\$290,000	+ 9.0%	\$254,667	\$256,667	+ 0.8%
Percent of List Price Received*	98.9%	97.0%	- 1.9%	99.6%	98.6%	- 1.0%
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

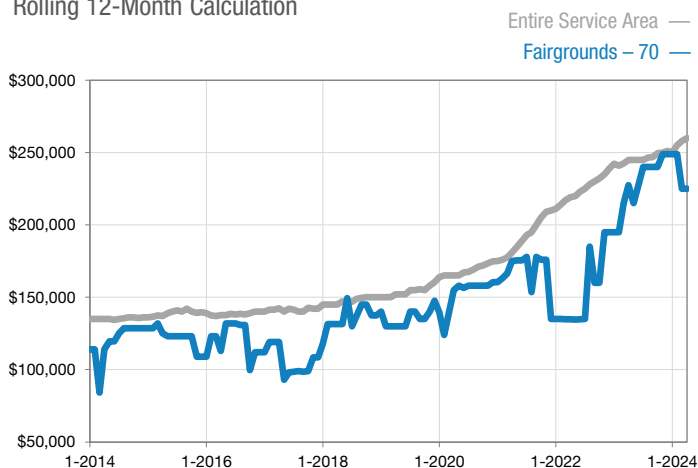
Median Sales Price - Single-Family Detached

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.