

Local Market Update for April 2024

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



Near South Valley – 90

East of Coors Blvd SW, South of Central Ave / Cesar Chavez, West of I-25, North of Rio Bravo Blvd SW

Single-Family Detached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	11	22	+ 100.0%	50	63	+ 26.0%
Pending Sales	8	17	+ 112.5%	45	67	+ 48.9%
Closed Sales	9	12	+ 33.3%	40	54	+ 35.0%
Days on Market Until Sale	33	73	+ 121.2%	23	36	+ 56.5%
Median Sales Price*	\$230,000	\$267,500	+ 16.3%	\$225,000	\$246,450	+ 9.5%
Average Sales Price*	\$243,944	\$257,783	+ 5.7%	\$248,775	\$251,981	+ 1.3%
Percent of List Price Received*	98.9%	96.1%	- 2.8%	98.8%	99.3%	+ 0.5%
Inventory of Homes for Sale	12	18	+ 50.0%	--	--	--
Months Supply of Inventory	0.8	1.5	+ 87.5%	--	--	--

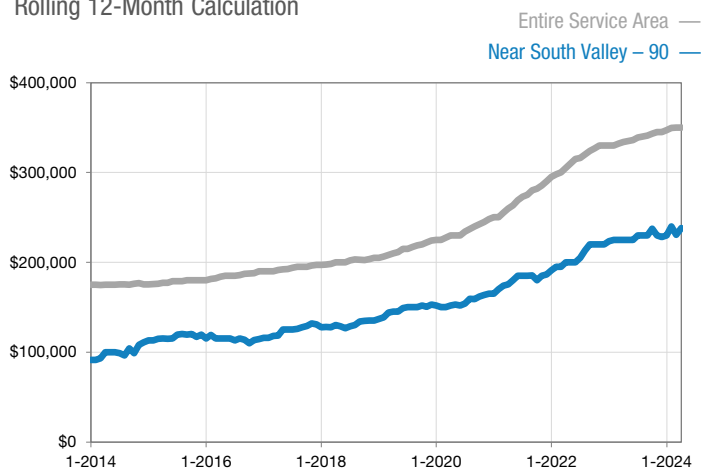
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	2	1	- 50.0%	2	5	+ 150.0%
Pending Sales	1	1	0.0%	3	5	+ 66.7%
Closed Sales	0	2	--	2	4	+ 100.0%
Days on Market Until Sale	--	80	--	69	44	- 36.2%
Median Sales Price*	--	\$210,000	--	\$128,500	\$197,500	+ 53.7%
Average Sales Price*	--	\$210,000	--	\$128,500	\$184,375	+ 43.5%
Percent of List Price Received*	--	101.3%	--	96.6%	101.8%	+ 5.4%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.8	--	--	--	--	--

* 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.

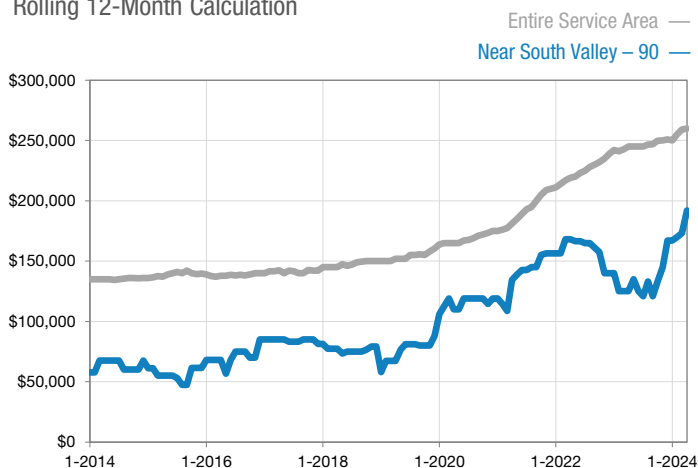
Median Sales Price - Single-Family Detached

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.