

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	11	17	+ 54.5%	54	44	- 18.5%
Pending Sales	12	16	+ 33.3%	45	36	- 20.0%
Closed Sales	6	6	0.0%	34	24	- 29.4%
Days on Market Until Sale	4	24	+ 500.0%	16	20	+ 25.0%
Median Sales Price*	\$433,750	\$464,500	+ 7.1%	\$403,750	\$471,080	+ 16.7%
Average Sales Price*	\$456,167	\$489,158	+ 7.2%	\$444,569	\$488,495	+ 9.9%
Percent of List Price Received*	101.3%	99.9%	- 1.4%	99.6%	99.9%	+ 0.3%
Inventory of Homes for Sale	13	21	+ 61.5%	--	--	--
Months Supply of Inventory	0.9	2.2	+ 144.4%	--	--	--

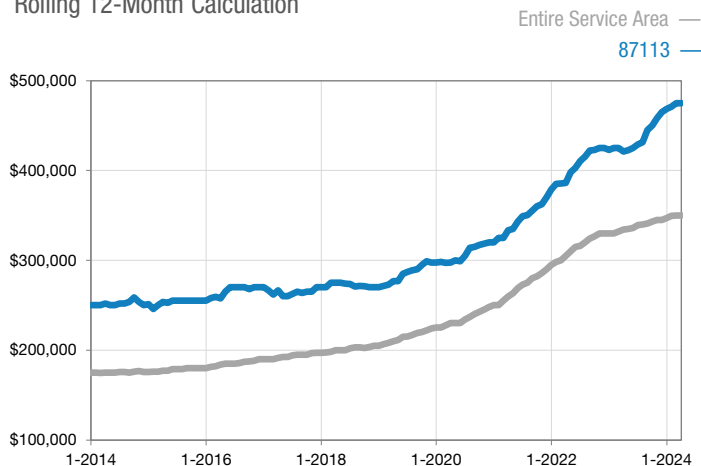
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	2	5	+ 150.0%	6	9	+ 50.0%
Pending Sales	4	4	0.0%	6	8	+ 33.3%
Closed Sales	1	2	+ 100.0%	1	4	+ 300.0%
Days on Market Until Sale	17	2	- 88.2%	17	1	- 94.1%
Median Sales Price*	\$255,000	\$260,000	+ 2.0%	\$255,000	\$258,000	+ 1.2%
Average Sales Price*	\$255,000	\$260,000	+ 2.0%	\$255,000	\$259,000	+ 1.6%
Percent of List Price Received*	98.5%	100.0%	+ 1.5%	98.5%	101.6%	+ 3.1%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	0.5	--	--	--	--

* 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.

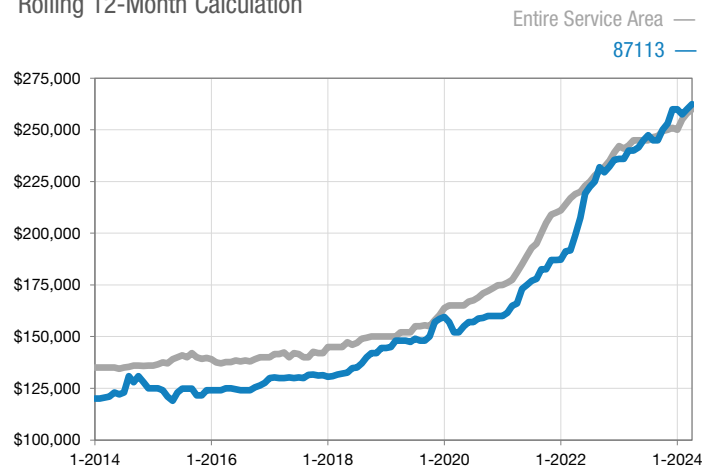
Median Sales Price - Single-Family Detached

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.