

Local Market Update for April 2024

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



Foothills South – 51

East of Tramway Blvd to mountains, South of Montgomery 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	11	17	+ 54.5%	51	59	+ 15.7%
Pending Sales	11	12	+ 9.1%	52	49	- 5.8%
Closed Sales	14	12	- 14.3%	54	45	- 16.7%
Days on Market Until Sale	13	8	- 38.5%	27	29	+ 7.4%
Median Sales Price*	\$473,000	\$422,250	- 10.7%	\$451,000	\$445,000	- 1.3%
Average Sales Price*	\$459,855	\$432,521	- 5.9%	\$458,794	\$464,176	+ 1.2%
Percent of List Price Received*	99.5%	99.3%	- 0.2%	99.1%	98.6%	- 0.5%
Inventory of Homes for Sale	9	21	+ 133.3%	--	--	--
Months Supply of Inventory	0.7	1.8	+ 157.1%	--	--	--

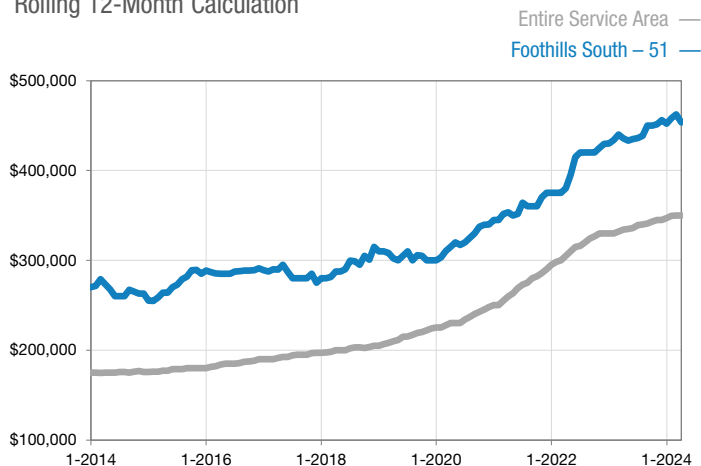
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	2	2	0.0%	9	10	+ 11.1%
Pending Sales	1	5	+ 400.0%	6	12	+ 100.0%
Closed Sales	1	4	+ 300.0%	12	9	- 25.0%
Days on Market Until Sale	3	2	- 33.3%	29	8	- 72.4%
Median Sales Price*	\$208,000	\$275,000	+ 32.2%	\$228,500	\$295,000	+ 29.1%
Average Sales Price*	\$208,000	\$275,750	+ 32.6%	\$234,554	\$289,456	+ 23.4%
Percent of List Price Received*	101.5%	100.2%	- 1.3%	100.0%	98.5%	- 1.5%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	1.2	--	--	--	--	--

* 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.

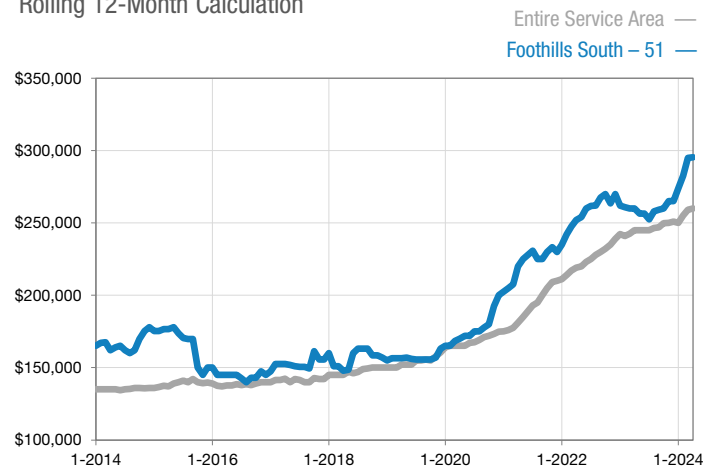
Median Sales Price - Single-Family Detached

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.