

Local Market Update for April 2024

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



Academy West – 32

East of I-25, South of Paseo del Norte Blvd NE, West of Wyoming Blvd NE, North of Montgomery Blvd NE

Single-Family Detached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	17	17	0.0%	60	50	- 16.7%
Pending Sales	14	13	- 7.1%	62	40	- 35.5%
Closed Sales	15	10	- 33.3%	53	36	- 32.1%
Days on Market Until Sale	4	23	+ 475.0%	20	32	+ 60.0%
Median Sales Price*	\$400,000	\$407,500	+ 1.9%	\$370,000	\$378,750	+ 2.4%
Average Sales Price*	\$413,887	\$435,900	+ 5.3%	\$387,466	\$407,394	+ 5.1%
Percent of List Price Received*	101.3%	98.5%	- 2.8%	99.3%	99.4%	+ 0.1%
Inventory of Homes for Sale	11	12	+ 9.1%	--	--	--
Months Supply of Inventory	0.8	1.1	+ 37.5%	--	--	--

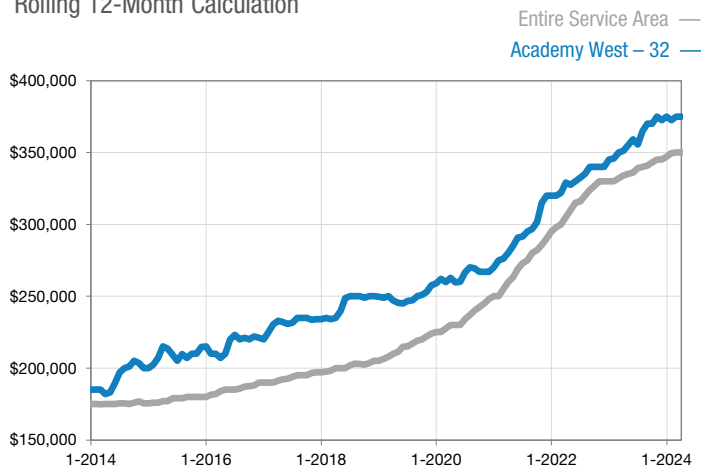
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	11	20	+ 81.8%	43	60	+ 39.5%
Pending Sales	6	13	+ 116.7%	36	51	+ 41.7%
Closed Sales	10	17	+ 70.0%	33	47	+ 42.4%
Days on Market Until Sale	27	6	- 77.8%	18	23	+ 27.8%
Median Sales Price*	\$282,128	\$280,000	- 0.8%	\$261,000	\$254,000	- 2.7%
Average Sales Price*	\$272,316	\$252,735	- 7.2%	\$255,077	\$236,400	- 7.3%
Percent of List Price Received*	101.3%	100.1%	- 1.2%	100.6%	98.8%	- 1.8%
Inventory of Homes for Sale	12	19	+ 58.3%	--	--	--
Months Supply of Inventory	1.2	2.1	+ 75.0%	--	--	--

* 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.

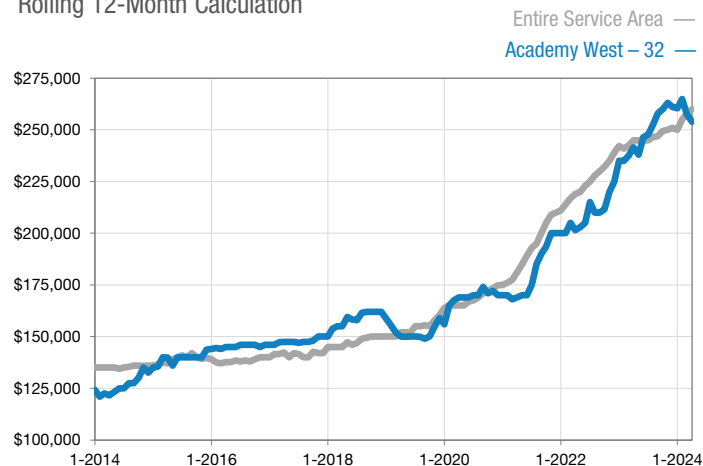
Median Sales Price - Single-Family Detached

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.