

Local Market Update for April 2024

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



UNM – 40

East of I-25, South of I-40, West of San Mateo 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	17	25	+ 47.1%	65	73	+ 12.3%
Pending Sales	15	16	+ 6.7%	53	57	+ 7.5%
Closed Sales	12	14	+ 16.7%	42	45	+ 7.1%
Days on Market Until Sale	22	37	+ 68.2%	20	35	+ 75.0%
Median Sales Price*	\$350,250	\$413,500	+ 18.1%	\$350,250	\$415,000	+ 18.5%
Average Sales Price*	\$432,752	\$439,714	+ 1.6%	\$386,084	\$453,103	+ 17.4%
Percent of List Price Received*	100.1%	100.8%	+ 0.7%	98.9%	99.0%	+ 0.1%
Inventory of Homes for Sale	16	27	+ 68.8%	--	--	--
Months Supply of Inventory	1.2	1.9	+ 58.3%	--	--	--

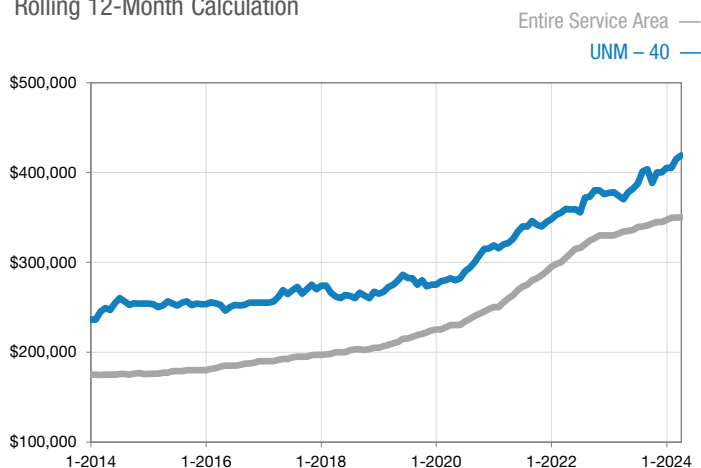
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	3	1	- 66.7%	7	2	- 71.4%
Pending Sales	1	1	0.0%	4	1	- 75.0%
Closed Sales	2	1	- 50.0%	3	1	- 66.7%
Days on Market Until Sale	2	13	+ 550.0%	4	13	+ 225.0%
Median Sales Price*	\$275,000	\$410,000	+ 49.1%	\$315,000	\$410,000	+ 30.2%
Average Sales Price*	\$275,000	\$410,000	+ 49.1%	\$288,333	\$410,000	+ 42.2%
Percent of List Price Received*	102.3%	95.5%	- 6.6%	101.0%	95.5%	- 5.4%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	2.0	1.1	- 45.0%	--	--	--

* 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.

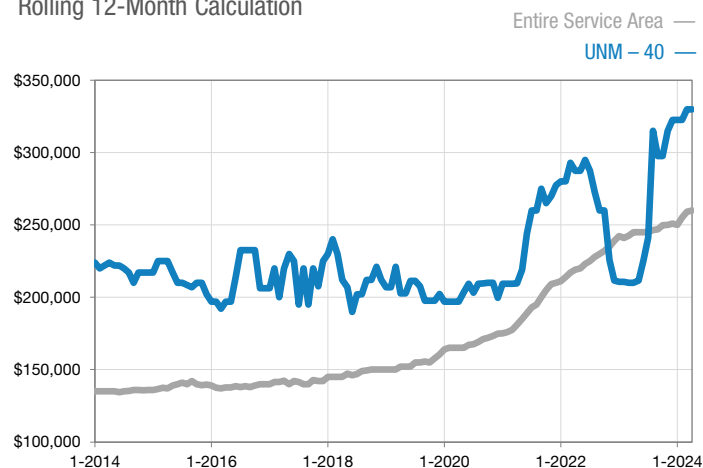
Median Sales Price - Single-Family Detached

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.