

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	35	38	+ 8.6%	140	166	+ 18.6%
Pending Sales	38	38	0.0%	148	142	- 4.1%
Closed Sales	36	41	+ 13.9%	143	140	- 2.1%
Days on Market Until Sale	13	27	+ 107.7%	25	27	+ 8.0%
Median Sales Price*	\$312,450	\$304,000	- 2.7%	\$295,000	\$300,000	+ 1.7%
Average Sales Price*	\$342,767	\$324,610	- 5.3%	\$320,844	\$330,577	+ 3.0%
Percent of List Price Received*	99.9%	100.1%	+ 0.2%	98.9%	98.9%	0.0%
Inventory of Homes for Sale	18	52	+ 188.9%	--	--	--
Months Supply of Inventory	0.4	1.4	+ 250.0%	--	--	--

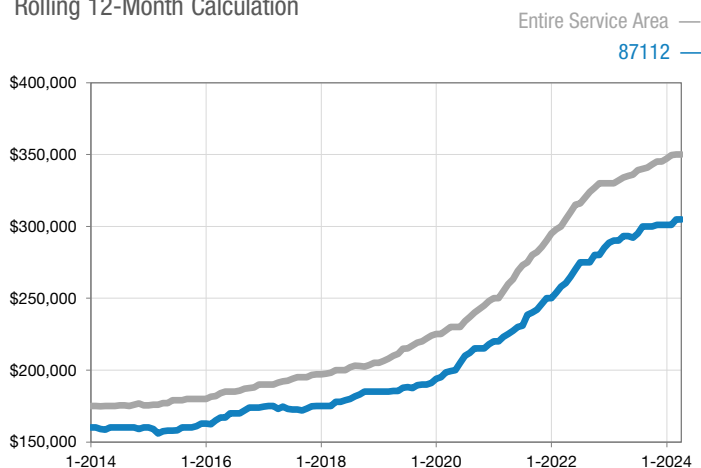
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	3	5	+ 66.7%	21	17	- 19.0%
Pending Sales	3	5	+ 66.7%	17	19	+ 11.8%
Closed Sales	6	5	- 16.7%	25	18	- 28.0%
Days on Market Until Sale	23	2	- 91.3%	24	14	- 41.7%
Median Sales Price*	\$216,500	\$275,000	+ 27.0%	\$245,000	\$250,000	+ 2.0%
Average Sales Price*	\$192,630	\$259,600	+ 34.8%	\$226,237	\$237,833	+ 5.1%
Percent of List Price Received*	104.6%	100.3%	- 4.1%	100.8%	99.8%	- 1.0%
Inventory of Homes for Sale	5	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	--	--	--	--	--

* 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.

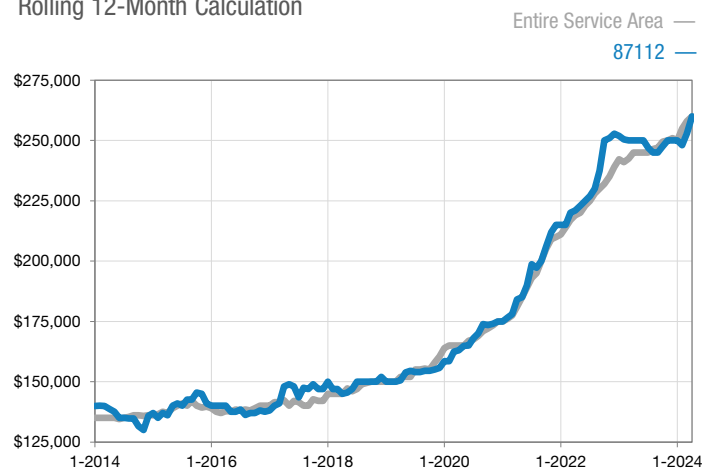
Median Sales Price - Single-Family Detached

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.