

Local Market Update for April 2024

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



87114

| Single-Family Detached | April | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2023 | 2024 | Percent Change | Thru 4-2023 | Thru 4-2024 | Percent Change |
| New Listings | 63 | 102 | + 61.9% | 261 | 337 | + 29.1% |
| Pending Sales | 61 | 75 | + 23.0% | 264 | 281 | + 6.4% |
| Closed Sales | 56 | 73 | + 30.4% | 230 | 240 | + 4.3% |
| Days on Market Until Sale | 23 | 27 | + 17.4% | 30 | 30 | 0.0% |
| Median Sales Price* | \$352,500 | \$374,000 | + 6.1% | \$345,000 | \$365,000 | + 5.8% |
| Average Sales Price* | \$374,070 | \$417,635 | + 11.6% | \$368,160 | \$390,181 | + 6.0% |
| Percent of List Price Received* | 100.6% | 99.1% | - 1.5% | 99.8% | 99.3% | - 0.5% |
| Inventory of Homes for Sale | 54 | 88 | + 63.0% | -- | -- | -- |
| Months Supply of Inventory | 0.7 | 1.4 | + 100.0% | -- | -- | -- |

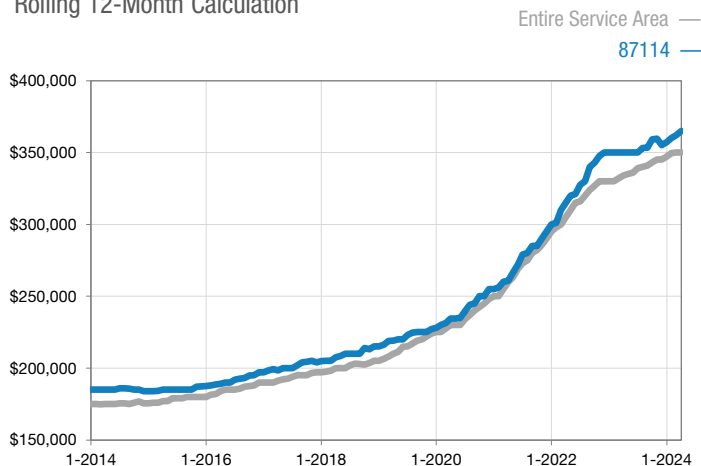
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | April | | | Year to Date | | |
|---------------------------------|-------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2023 | 2024 | Percent Change | Thru 4-2023 | Thru 4-2024 | Percent Change |
| New Listings | 2 | 2 | 0.0% | 7 | 9 | + 28.6% |
| Pending Sales | 2 | 1 | - 50.0% | 6 | 5 | - 16.7% |
| Closed Sales | 0 | 2 | -- | 5 | 4 | - 20.0% |
| Days on Market Until Sale | -- | 4 | -- | 26 | 5 | - 80.8% |
| Median Sales Price* | -- | \$405,000 | -- | \$253,750 | \$289,000 | + 13.9% |
| Average Sales Price* | -- | \$405,000 | -- | \$256,250 | \$310,250 | + 21.1% |
| Percent of List Price Received* | -- | 101.4% | -- | 100.3% | 101.0% | + 0.7% |
| Inventory of Homes for Sale | 2 | 2 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | 0.6 | 1.0 | + 66.7% | -- | -- | -- |

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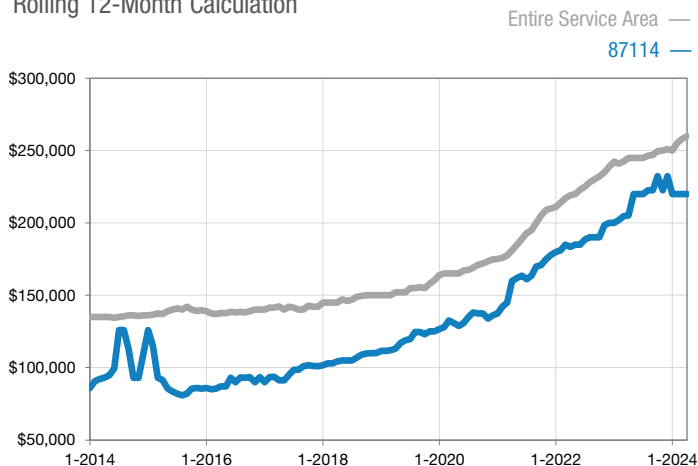
Median Sales Price - Single-Family Detached

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.