

Local Market Update for April 2024

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



87031

Single-Family Detached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	71	62	- 12.7%	282	242	- 14.2%
Pending Sales	63	43	- 31.7%	237	182	- 23.2%
Closed Sales	47	49	+ 4.3%	180	157	- 12.8%
Days on Market Until Sale	40	50	+ 25.0%	49	52	+ 6.1%
Median Sales Price*	\$314,999	\$317,000	+ 0.6%	\$304,990	\$313,000	+ 2.6%
Average Sales Price*	\$317,517	\$339,599	+ 7.0%	\$313,397	\$337,514	+ 7.7%
Percent of List Price Received*	99.7%	98.5%	- 1.2%	99.1%	99.0%	- 0.1%
Inventory of Homes for Sale	132	113	- 14.4%	--	--	--
Months Supply of Inventory	3.0	2.5	- 16.7%	--	--	--

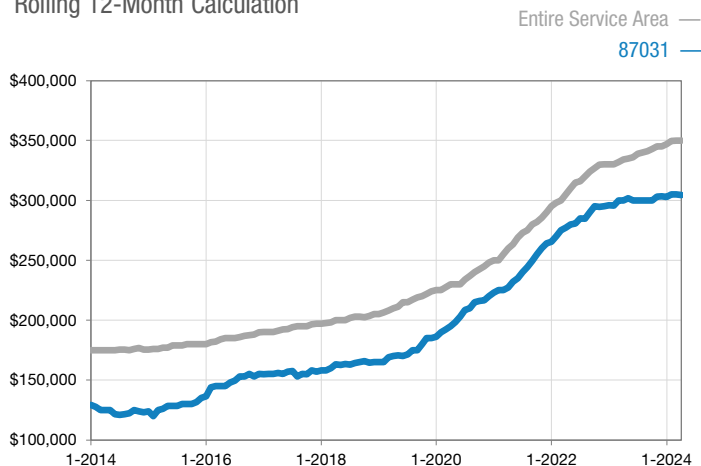
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	1	4	+ 300.0%	4	8	+ 100.0%
Pending Sales	0	5	--	3	7	+ 133.3%
Closed Sales	0	0	0.0%	3	3	0.0%
Days on Market Until Sale	--	--	--	1	38	+ 3700.0%
Median Sales Price*	--	--	--	\$215,000	\$240,000	+ 11.6%
Average Sales Price*	--	--	--	\$216,667	\$235,000	+ 8.5%
Percent of List Price Received*	--	--	--	104.1%	101.5%	- 2.5%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.7	0.8	+ 14.3%	--	--	--

* 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.

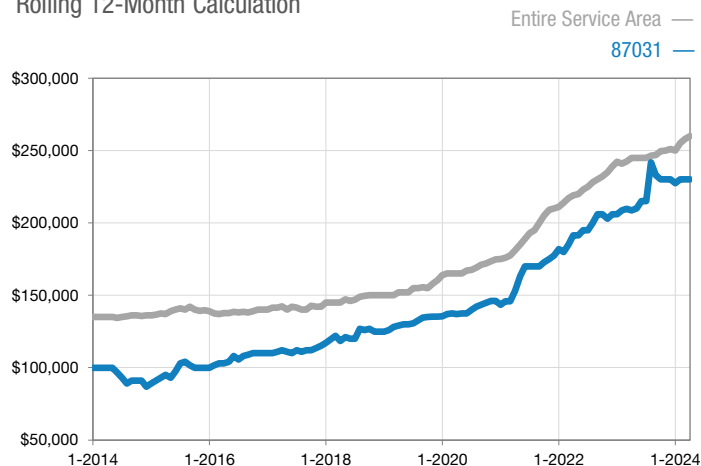
Median Sales Price - Single-Family Detached

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.