

# Local Market Update for April 2024

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



## 87120

Single-Family Detached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	84	105	+ 25.0%	282	327	+ 16.0%
Pending Sales	64	94	+ 46.9%	236	264	+ 11.9%
Closed Sales	56	64	+ 14.3%	214	200	- 6.5%
Days on Market Until Sale	21	23	+ 9.5%	26	36	+ 38.5%
Median Sales Price*	\$367,500	\$390,000	+ 6.1%	\$355,000	\$384,500	+ 8.3%
Average Sales Price*	\$416,519	\$420,926	+ 1.1%	\$388,901	\$416,479	+ 7.1%
Percent of List Price Received*	99.8%	100.3%	+ 0.5%	99.9%	99.3%	- 0.6%
Inventory of Homes for Sale	94	110	+ 17.0%	--	--	--
Months Supply of Inventory	1.3	1.8	+ 38.5%	--	--	--

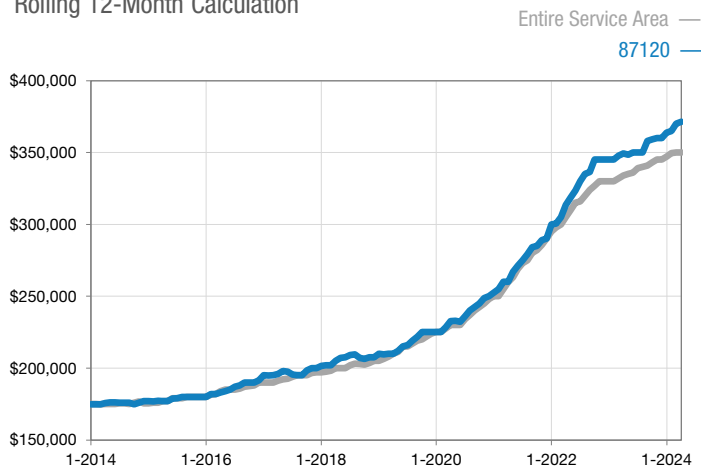
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	7	18	+ 157.1%	34	40	+ 17.6%
Pending Sales	5	13	+ 160.0%	36	34	- 5.6%
Closed Sales	9	8	- 11.1%	40	26	- 35.0%
Days on Market Until Sale	3	5	+ 66.7%	28	13	- 53.6%
Median Sales Price*	\$300,000	\$241,500	- 19.5%	\$245,000	\$248,000	+ 1.2%
Average Sales Price*	\$327,056	\$270,975	- 17.1%	\$270,629	\$285,790	+ 5.6%
Percent of List Price Received*	100.3%	98.3%	- 2.0%	98.7%	98.6%	- 0.1%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	0.6	0.9	+ 50.0%	--	--	--

\* 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.

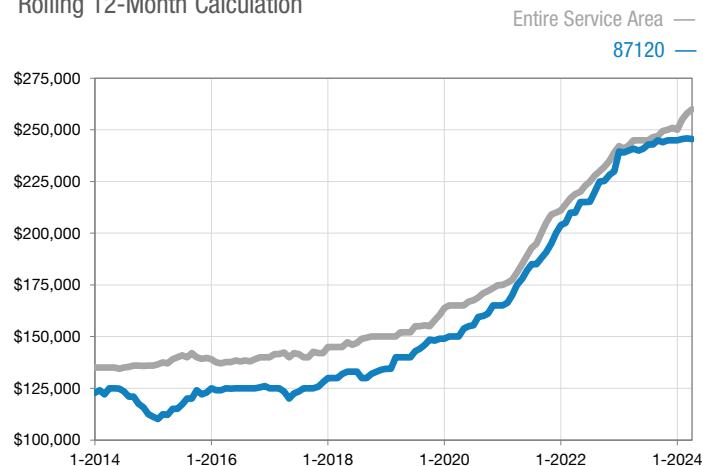
### Median Sales Price - Single-Family Detached

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.