

Local Market Update for April 2024

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



Albuquerque Acres West – 21

East of I-25, South of Tramway Rd, West of Ventura St NE, North of Paseo del Norte Blvd NE

Single-Family Detached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	13	12	- 7.7%	57	38	- 33.3%
Pending Sales	17	11	- 35.3%	51	32	- 37.3%
Closed Sales	8	4	- 50.0%	36	24	- 33.3%
Days on Market Until Sale	14	7	- 50.0%	19	31	+ 63.2%
Median Sales Price*	\$617,500	\$516,975	- 16.3%	\$479,950	\$549,500	+ 14.5%
Average Sales Price*	\$600,998	\$573,238	- 4.6%	\$508,542	\$568,006	+ 11.7%
Percent of List Price Received*	99.8%	99.9%	+ 0.1%	99.2%	99.4%	+ 0.2%
Inventory of Homes for Sale	9	15	+ 66.7%	--	--	--
Months Supply of Inventory	0.6	1.5	+ 150.0%	--	--	--

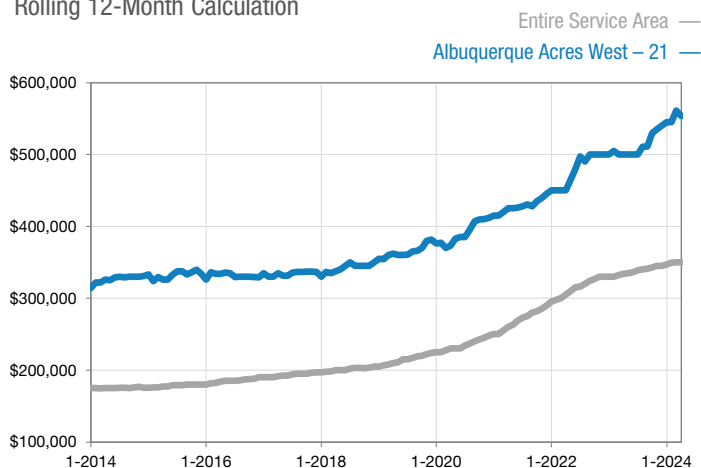
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	1	0	- 100.0%	1	0	- 100.0%
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

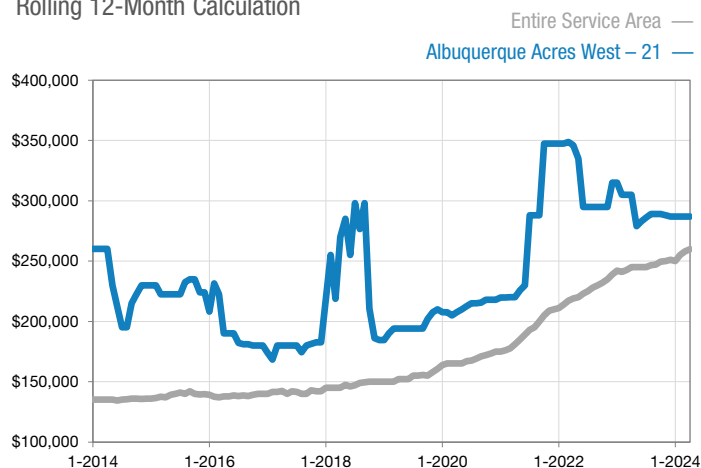
Median Sales Price - Single-Family Detached

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.