

Local Market Update for April 2024

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



87104

Single-Family Detached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	3	14	+ 366.7%	18	44	+ 144.4%
Pending Sales	4	14	+ 250.0%	19	34	+ 78.9%
Closed Sales	4	7	+ 75.0%	17	22	+ 29.4%
Days on Market Until Sale	28	34	+ 21.4%	21	23	+ 9.5%
Median Sales Price*	\$430,000	\$510,000	+ 18.6%	\$400,000	\$387,500	- 3.1%
Average Sales Price*	\$470,000	\$494,786	+ 5.3%	\$457,680	\$446,697	- 2.4%
Percent of List Price Received*	101.2%	99.0%	- 2.2%	97.9%	97.7%	- 0.2%
Inventory of Homes for Sale	4	13	+ 225.0%	--	--	--
Months Supply of Inventory	0.6	2.1	+ 250.0%	--	--	--

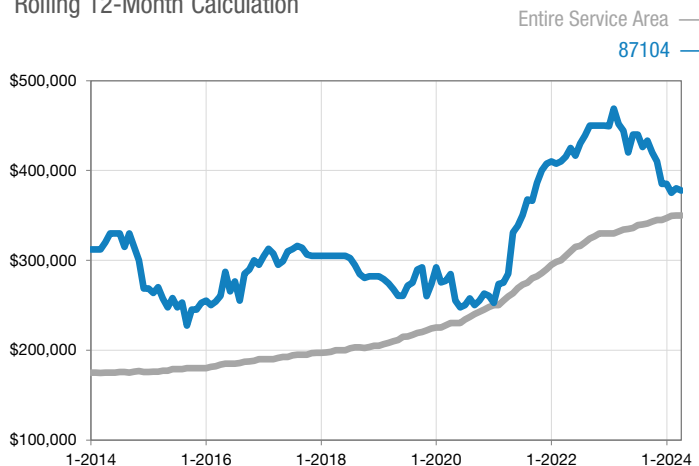
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	2	3	+ 50.0%	12	11	- 8.3%
Pending Sales	1	3	+ 200.0%	12	9	- 25.0%
Closed Sales	3	3	0.0%	13	7	- 46.2%
Days on Market Until Sale	8	37	+ 362.5%	15	21	+ 40.0%
Median Sales Price*	\$300,000	\$320,000	+ 6.7%	\$330,000	\$295,000	- 10.6%
Average Sales Price*	\$253,364	\$355,000	+ 40.1%	\$394,387	\$299,286	- 24.1%
Percent of List Price Received*	104.6%	98.9%	- 5.4%	99.2%	98.7%	- 0.5%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.4	1.0	+ 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.

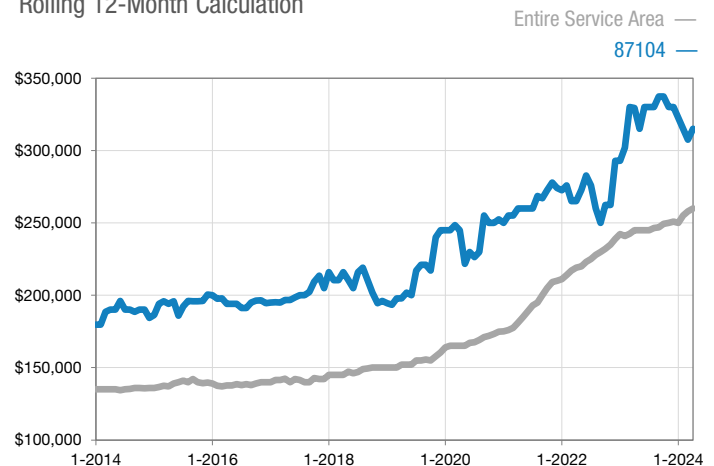
Median Sales Price - Single-Family Detached

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.