

Local Market Update for April 2024

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



87048

Single-Family Detached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	12	11	- 8.3%	39	44	+ 12.8%
Pending Sales	9	9	0.0%	35	31	- 11.4%
Closed Sales	6	8	+ 33.3%	26	22	- 15.4%
Days on Market Until Sale	33	60	+ 81.8%	73	50	- 31.5%
Median Sales Price*	\$682,000	\$804,000	+ 17.9%	\$695,000	\$711,500	+ 2.4%
Average Sales Price*	\$645,500	\$886,904	+ 37.4%	\$795,981	\$774,688	- 2.7%
Percent of List Price Received*	98.0%	96.9%	- 1.1%	97.3%	98.1%	+ 0.8%
Inventory of Homes for Sale	17	20	+ 17.6%	--	--	--
Months Supply of Inventory	2.0	2.5	+ 25.0%	--	--	--

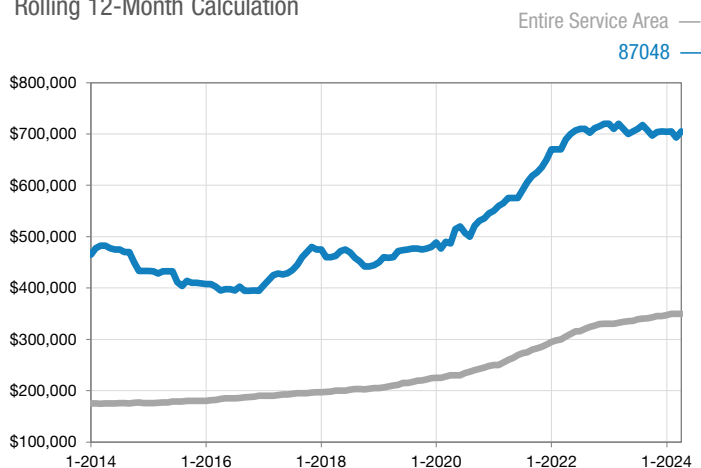
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	0	0	0.0%	1	1	0.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	2	1	- 50.0%
Days on Market Until Sale	18	--	--	11	123	+ 1018.2%
Median Sales Price*	\$410,000	--	--	\$445,000	\$455,000	+ 2.2%
Average Sales Price*	\$410,000	--	--	\$445,000	\$455,000	+ 2.2%
Percent of List Price Received*	100.0%	--	--	99.2%	101.2%	+ 2.0%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	0.7	--	--	--	--

* 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.

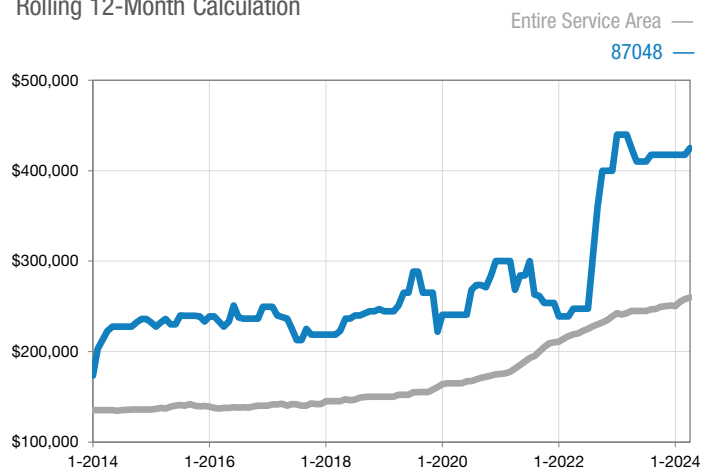
Median Sales Price - Single-Family Detached

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.