

# Local Market Update for April 2024

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



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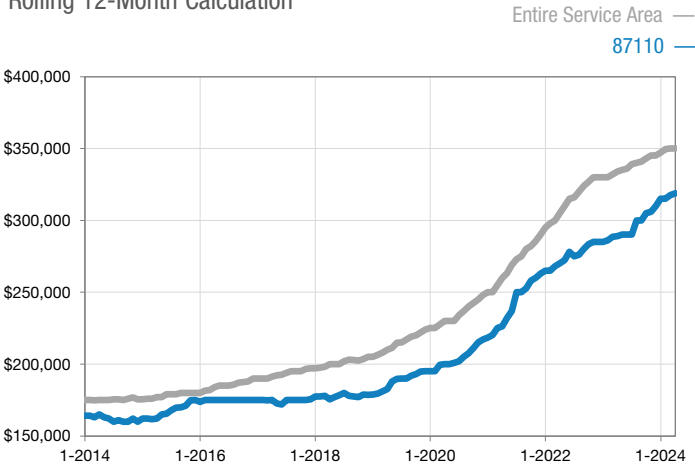
Single-Family Detached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	32	60	+ 87.5%	127	173	+ 36.2%
Pending Sales	32	43	+ 34.4%	127	148	+ 16.5%
Closed Sales	29	32	+ 10.3%	118	123	+ 4.2%
Days on Market Until Sale	15	35	+ 133.3%	21	33	+ 57.1%
Median Sales Price*	\$315,995	\$330,000	+ 4.4%	\$290,000	\$315,000	+ 8.6%
Average Sales Price*	\$335,237	\$342,313	+ 2.1%	\$304,375	\$336,940	+ 10.7%
Percent of List Price Received*	100.8%	99.6%	- 1.2%	99.5%	98.6%	- 0.9%
Inventory of Homes for Sale	21	49	+ 133.3%	--	--	--
Months Supply of Inventory	0.6	1.4	+ 133.3%	--	--	--

\* 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.

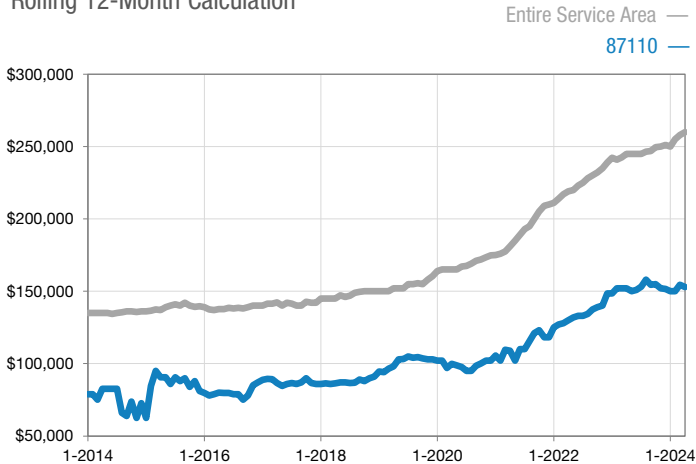
Single-Family Attached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	4	2	- 50.0%	13	12	- 7.7%
Pending Sales	6	4	- 33.3%	14	11	- 21.4%
Closed Sales	4	4	0.0%	10	10	0.0%
Days on Market Until Sale	5	21	+ 320.0%	9	13	+ 44.4%
Median Sales Price*	\$163,000	\$215,000	+ 31.9%	\$161,500	\$172,500	+ 6.8%
Average Sales Price*	\$162,725	\$221,000	+ 35.8%	\$182,990	\$189,650	+ 3.6%
Percent of List Price Received*	97.4%	99.8%	+ 2.5%	98.4%	98.8%	+ 0.4%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	--	0.6	--	--	--	--

\* 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.