

Local Market Update for April 2024

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



87105

Single-Family Detached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	23	34	+ 47.8%	97	106	+ 9.3%
Pending Sales	22	29	+ 31.8%	86	102	+ 18.6%
Closed Sales	19	21	+ 10.5%	86	82	- 4.7%
Days on Market Until Sale	21	43	+ 104.8%	27	32	+ 18.5%
Median Sales Price*	\$300,000	\$265,000	- 11.7%	\$280,000	\$259,500	- 7.3%
Average Sales Price*	\$318,025	\$256,495	- 19.3%	\$303,322	\$274,533	- 9.5%
Percent of List Price Received*	99.6%	99.4%	- 0.2%	98.6%	99.8%	+ 1.2%
Inventory of Homes for Sale	35	37	+ 5.7%	--	--	--
Months Supply of Inventory	1.3	1.6	+ 23.1%	--	--	--

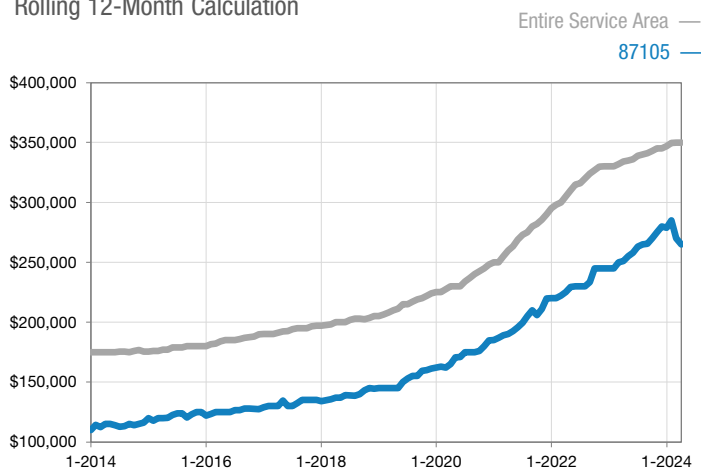
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	4	1	- 75.0%	8	8	0.0%
Pending Sales	1	1	0.0%	8	8	0.0%
Closed Sales	2	3	+ 50.0%	7	7	0.0%
Days on Market Until Sale	5	54	+ 980.0%	25	27	+ 8.0%
Median Sales Price*	\$260,000	\$220,000	- 15.4%	\$190,000	\$220,000	+ 15.8%
Average Sales Price*	\$260,000	\$231,667	- 10.9%	\$199,714	\$214,143	+ 7.2%
Percent of List Price Received*	104.3%	102.8%	- 1.4%	100.2%	102.6%	+ 2.4%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	0.9	--	--	--	--	--

* 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.

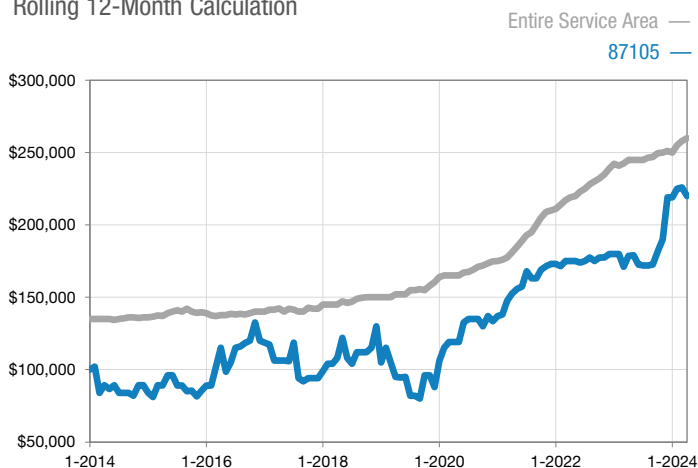
Median Sales Price - Single-Family Detached

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.