

Local Market Update for April 2024

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



87109

Single-Family Detached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	27	25	- 7.4%	92	85	- 7.6%
Pending Sales	21	23	+ 9.5%	92	80	- 13.0%
Closed Sales	25	24	- 4.0%	78	69	- 11.5%
Days on Market Until Sale	6	18	+ 200.0%	18	29	+ 61.1%
Median Sales Price*	\$415,000	\$427,500	+ 3.0%	\$397,150	\$400,000	+ 0.7%
Average Sales Price*	\$442,762	\$454,521	+ 2.7%	\$411,075	\$431,865	+ 5.1%
Percent of List Price Received*	101.3%	98.9%	- 2.4%	99.7%	99.1%	- 0.6%
Inventory of Homes for Sale	17	14	- 17.6%	--	--	--
Months Supply of Inventory	0.8	0.7	- 12.5%	--	--	--

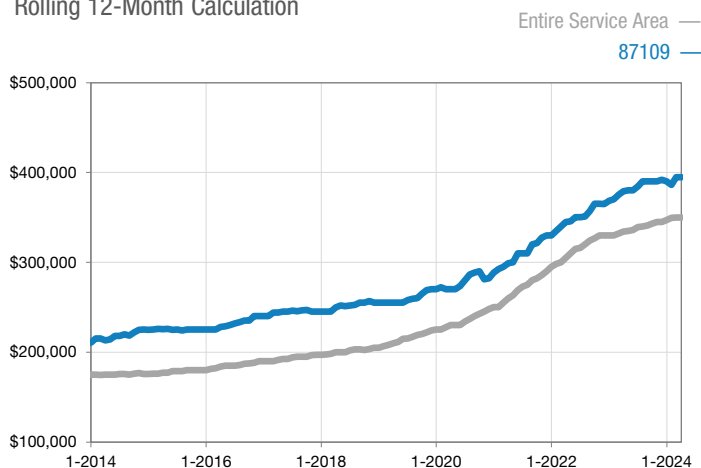
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	15	23	+ 53.3%	50	66	+ 32.0%
Pending Sales	8	16	+ 100.0%	42	58	+ 38.1%
Closed Sales	11	17	+ 54.5%	37	51	+ 37.8%
Days on Market Until Sale	25	6	- 76.0%	18	21	+ 16.7%
Median Sales Price*	\$290,000	\$280,000	- 3.4%	\$269,255	\$265,000	- 1.6%
Average Sales Price*	\$273,923	\$252,735	- 7.7%	\$256,610	\$239,614	- 6.6%
Percent of List Price Received*	101.4%	100.1%	- 1.3%	100.7%	98.7%	- 2.0%
Inventory of Homes for Sale	14	19	+ 35.7%	--	--	--
Months Supply of Inventory	1.2	1.7	+ 41.7%	--	--	--

* 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.

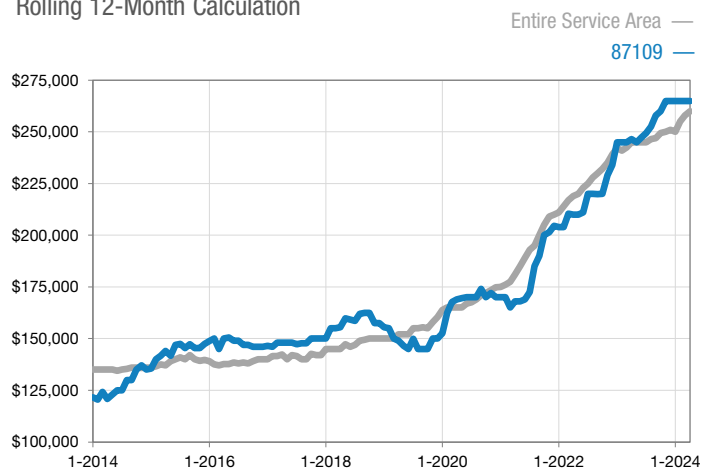
Median Sales Price - Single-Family Detached

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.