

Local Market Update for April 2024

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



Los Chavez – 740

North of I-25 Bypass, South of Miller Rd, East of I-25, West of Rio Grande River

Single-Family Detached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	5	5	0.0%	24	13	- 45.8%
Pending Sales	4	2	- 50.0%	13	15	+ 15.4%
Closed Sales	5	4	- 20.0%	11	13	+ 18.2%
Days on Market Until Sale	8	146	+ 1725.0%	26	135	+ 419.2%
Median Sales Price*	\$220,000	\$363,500	+ 65.2%	\$255,000	\$388,000	+ 52.2%
Average Sales Price*	\$242,000	\$405,377	+ 67.5%	\$301,227	\$409,039	+ 35.8%
Percent of List Price Received*	103.0%	97.8%	- 5.0%	100.7%	97.8%	- 2.9%
Inventory of Homes for Sale	13	10	- 23.1%	--	--	--
Months Supply of Inventory	3.8	3.6	- 5.3%	--	--	--

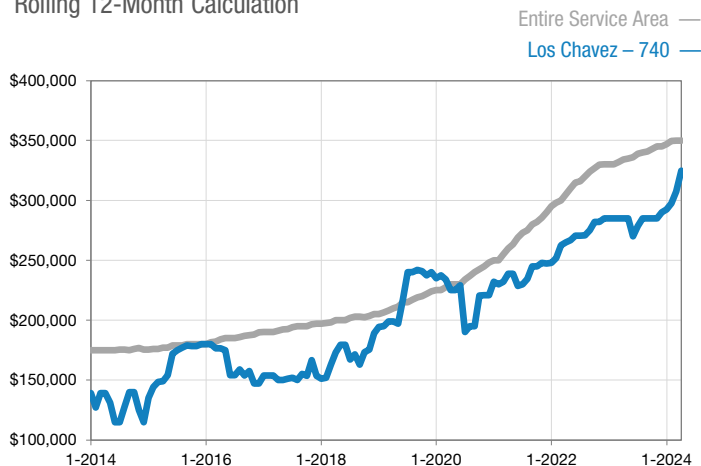
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

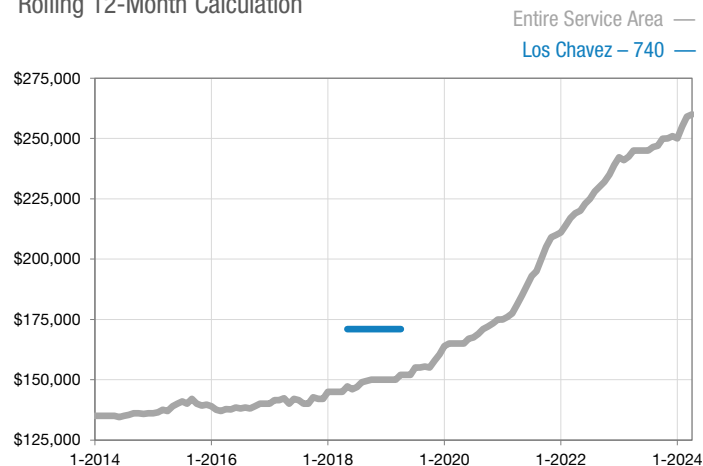
Median Sales Price - Single-Family Detached

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.