

# Local Market Update for April 2024

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



## North Valley – 100

East of Rio Grande River, South of Alameda Blvd NE, West of I-25, North of Montano Rd

Single-Family Detached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	10	20	+ 100.0%	55	59	+ 7.3%
Pending Sales	7	16	+ 128.6%	39	50	+ 28.2%
Closed Sales	7	12	+ 71.4%	29	36	+ 24.1%
Days on Market Until Sale	59	62	+ 5.1%	57	45	- 21.1%
Median Sales Price*	\$472,000	\$522,000	+ 10.6%	\$415,000	\$440,236	+ 6.1%
Average Sales Price*	\$487,399	\$664,105	+ 36.3%	\$600,221	\$528,483	- 12.0%
Percent of List Price Received*	100.7%	99.3%	- 1.4%	98.2%	98.5%	+ 0.3%
Inventory of Homes for Sale	34	40	+ 17.6%	--	--	--
Months Supply of Inventory	2.9	3.5	+ 20.7%	--	--	--

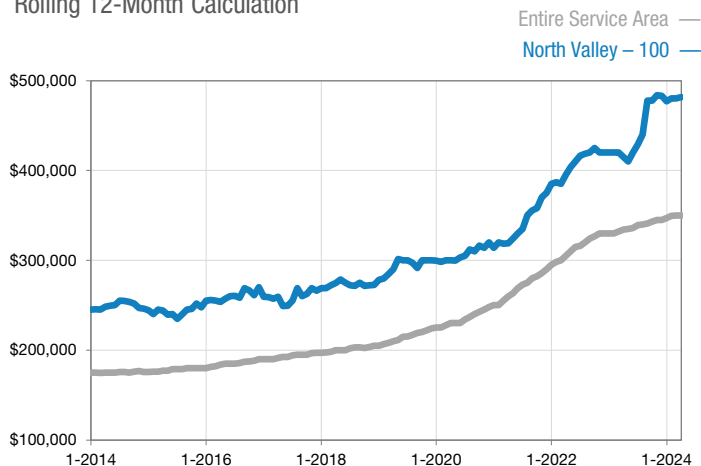
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	2	5	+ 150.0%	9	13	+ 44.4%
Pending Sales	4	4	0.0%	8	11	+ 37.5%
Closed Sales	1	4	+ 300.0%	3	9	+ 200.0%
Days on Market Until Sale	17	3	- 82.4%	7	2	- 71.4%
Median Sales Price*	\$255,000	\$315,000	+ 23.5%	\$200,000	\$266,000	+ 33.0%
Average Sales Price*	\$255,000	\$332,500	+ 30.4%	\$217,833	\$289,667	+ 33.0%
Percent of List Price Received*	98.5%	100.7%	+ 2.2%	101.9%	100.2%	- 1.7%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.4	0.4	0.0%	--	--	--

\* 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.

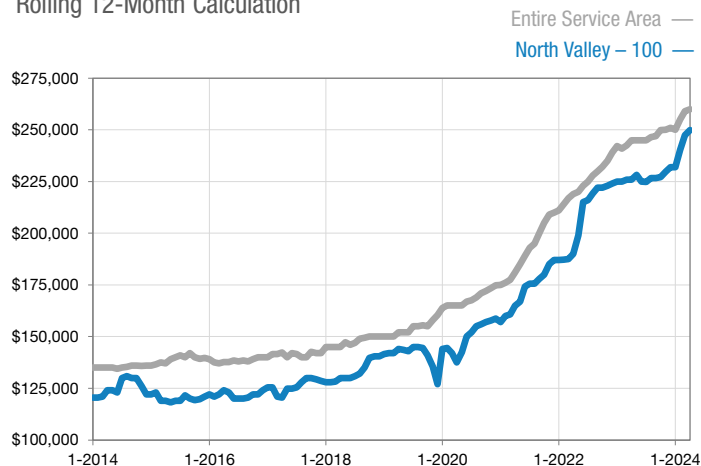
### Median Sales Price - Single-Family Detached

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.