

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	34	46	+ 35.3%	124	157	+ 26.6%
Pending Sales	30	47	+ 56.7%	111	136	+ 22.5%
Closed Sales	30	34	+ 13.3%	104	116	+ 11.5%
Days on Market Until Sale	26	23	- 11.5%	30	27	- 10.0%
Median Sales Price*	\$367,500	\$320,000	- 12.9%	\$369,000	\$306,000	- 17.1%
Average Sales Price*	\$409,737	\$345,772	- 15.6%	\$394,682	\$349,780	- 11.4%
Percent of List Price Received*	99.1%	97.9%	- 1.2%	98.8%	98.8%	0.0%
Inventory of Homes for Sale	31	40	+ 29.0%	--	--	--
Months Supply of Inventory	1.0	1.2	+ 20.0%	--	--	--

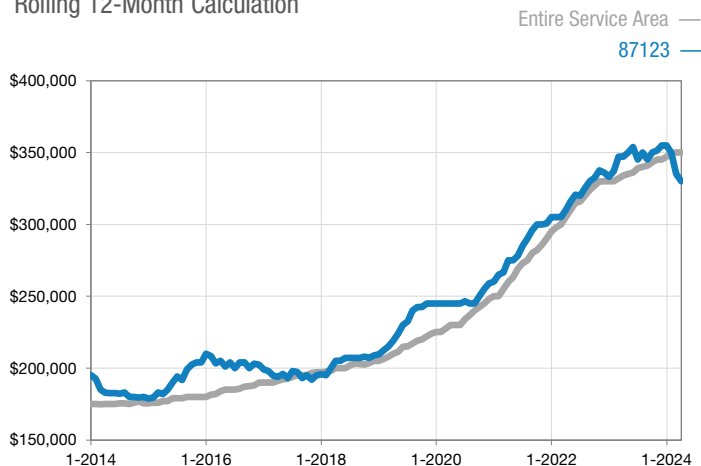
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	15	10	- 33.3%	29	32	+ 10.3%
Pending Sales	9	8	- 11.1%	23	27	+ 17.4%
Closed Sales	7	4	- 42.9%	23	26	+ 13.0%
Days on Market Until Sale	12	8	- 33.3%	13	12	- 7.7%
Median Sales Price*	\$250,000	\$289,000	+ 15.6%	\$235,900	\$285,000	+ 20.8%
Average Sales Price*	\$250,214	\$303,250	+ 21.2%	\$247,448	\$293,146	+ 18.5%
Percent of List Price Received*	99.3%	101.8%	+ 2.5%	99.9%	99.8%	- 0.1%
Inventory of Homes for Sale	6	8	+ 33.3%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 11.1%	--	--	--

* 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.

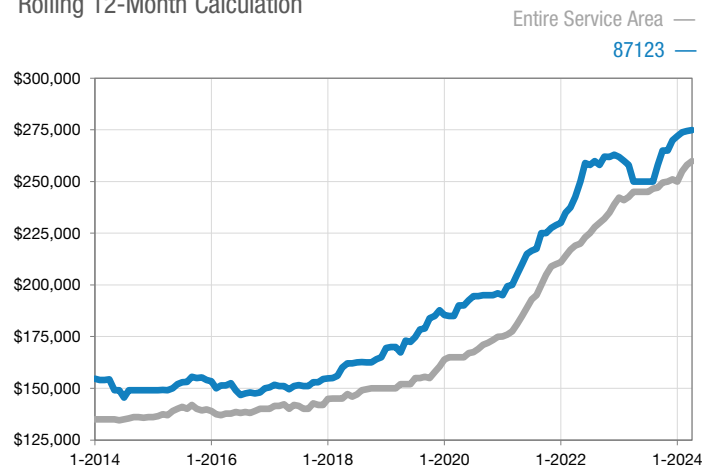
Median Sales Price - Single-Family Detached

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.