

Local Market Update for April 2024

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



Downtown Area – 80

East of Rio Grande River, South of I-40, East of I-25, North of Cesar Chavez

Single-Family Detached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	12	11	- 8.3%	52	53	+ 1.9%
Pending Sales	15	13	- 13.3%	54	49	- 9.3%
Closed Sales	15	12	- 20.0%	47	43	- 8.5%
Days on Market Until Sale	26	44	+ 69.2%	32	30	- 6.3%
Median Sales Price*	\$333,000	\$351,500	+ 5.6%	\$285,000	\$300,000	+ 5.3%
Average Sales Price*	\$339,393	\$396,908	+ 16.9%	\$322,975	\$332,887	+ 3.1%
Percent of List Price Received*	99.9%	98.2%	- 1.7%	98.5%	97.8%	- 0.7%
Inventory of Homes for Sale	15	18	+ 20.0%	--	--	--
Months Supply of Inventory	1.3	1.8	+ 38.5%	--	--	--

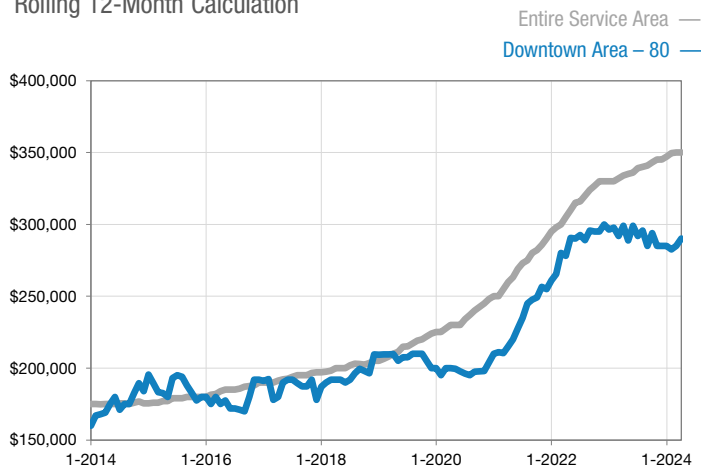
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	5	11	+ 120.0%	30	30	0.0%
Pending Sales	2	8	+ 300.0%	28	23	- 17.9%
Closed Sales	8	3	- 62.5%	30	16	- 46.7%
Days on Market Until Sale	17	91	+ 435.3%	27	98	+ 263.0%
Median Sales Price*	\$267,500	\$210,000	- 21.5%	\$272,500	\$270,500	- 0.7%
Average Sales Price*	\$283,574	\$226,667	- 20.1%	\$300,086	\$256,750	- 14.4%
Percent of List Price Received*	101.2%	98.0%	- 3.2%	98.2%	97.4%	- 0.8%
Inventory of Homes for Sale	9	18	+ 100.0%	--	--	--
Months Supply of Inventory	1.5	2.8	+ 86.7%	--	--	--

* 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.

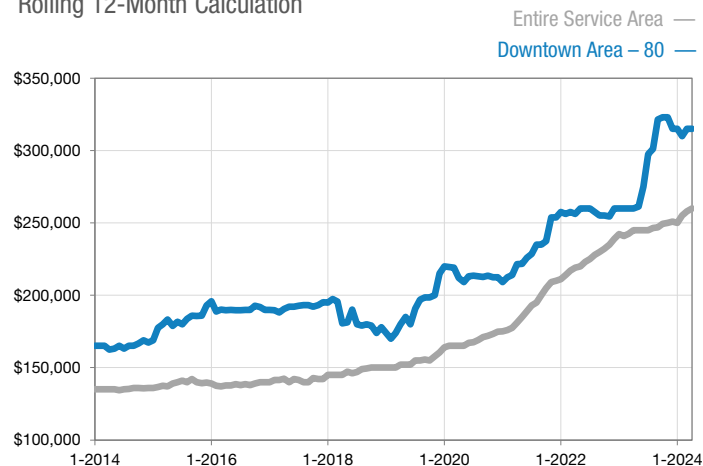
Median Sales Price - Single-Family Detached

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.