

Local Market Update for April 2024

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



87102

Single-Family Detached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	15	9	- 40.0%	57	43	- 24.6%
Pending Sales	13	11	- 15.4%	49	41	- 16.3%
Closed Sales	15	9	- 40.0%	45	36	- 20.0%
Days on Market Until Sale	24	65	+ 170.8%	31	35	+ 12.9%
Median Sales Price*	\$255,000	\$330,000	+ 29.4%	\$225,000	\$262,750	+ 16.8%
Average Sales Price*	\$294,593	\$291,600	- 1.0%	\$264,261	\$257,550	- 2.5%
Percent of List Price Received*	100.4%	97.1%	- 3.3%	99.3%	97.9%	- 1.4%
Inventory of Homes for Sale	19	13	- 31.6%	--	--	--
Months Supply of Inventory	1.8	1.5	- 16.7%	--	--	--

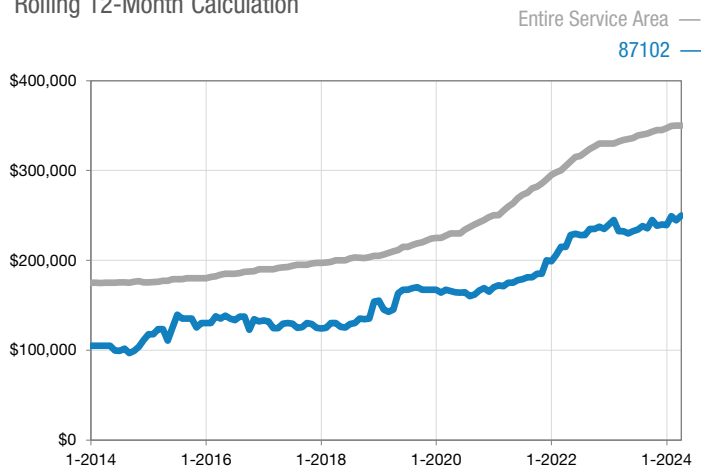
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	3	9	+ 200.0%	20	24	+ 20.0%
Pending Sales	1	5	+ 400.0%	19	19	0.0%
Closed Sales	5	3	- 40.0%	20	15	- 25.0%
Days on Market Until Sale	22	91	+ 313.6%	33	104	+ 215.2%
Median Sales Price*	\$235,000	\$210,000	- 10.6%	\$235,000	\$257,000	+ 9.4%
Average Sales Price*	\$301,700	\$226,667	- 24.9%	\$260,475	\$251,267	- 3.5%
Percent of List Price Received*	99.2%	98.0%	- 1.2%	98.0%	97.3%	- 0.7%
Inventory of Homes for Sale	8	17	+ 112.5%	--	--	--
Months Supply of Inventory	1.9	3.3	+ 73.7%	--	--	--

* 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.

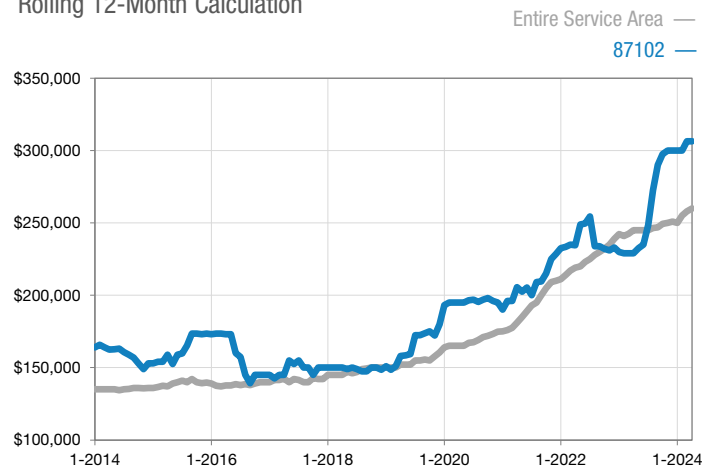
Median Sales Price - Single-Family Detached

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.