

# Local Market Update for April 2024

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



## Near North Valley – 101

East of Rio Grande River, South of Montgomery Blvd NE / Montano Rd NE, West of I-25, North of I-40

Single-Family Detached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	14	26	+ 85.7%	54	79	+ 46.3%
Pending Sales	13	29	+ 123.1%	47	80	+ 70.2%
Closed Sales	14	21	+ 50.0%	49	56	+ 14.3%
Days on Market Until Sale	24	48	+ 100.0%	45	45	0.0%
Median Sales Price*	\$330,000	\$369,000	+ 11.8%	\$330,833	\$317,500	- 4.0%
Average Sales Price*	\$359,535	\$364,849	+ 1.5%	\$350,594	\$357,033	+ 1.8%
Percent of List Price Received*	99.7%	98.5%	- 1.2%	99.1%	97.8%	- 1.3%
Inventory of Homes for Sale	30	25	- 16.7%	--	--	--
Months Supply of Inventory	1.9	1.5	- 21.1%	--	--	--

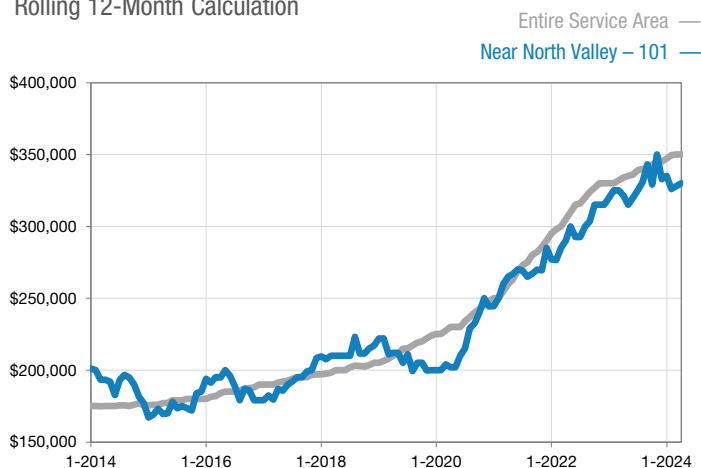
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	0	8	--	6	19	+ 216.7%
Pending Sales	1	4	+ 300.0%	9	18	+ 100.0%
Closed Sales	1	6	+ 500.0%	10	17	+ 70.0%
Days on Market Until Sale	415	25	- 94.0%	52	27	- 48.1%
Median Sales Price*	\$350,000	\$307,500	- 12.1%	\$280,000	\$285,000	+ 1.8%
Average Sales Price*	\$350,000	\$370,833	+ 6.0%	\$313,344	\$319,582	+ 2.0%
Percent of List Price Received*	93.4%	93.7%	+ 0.3%	99.3%	96.5%	- 2.8%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.3	1.0	+ 233.3%	--	--	--

\* 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.

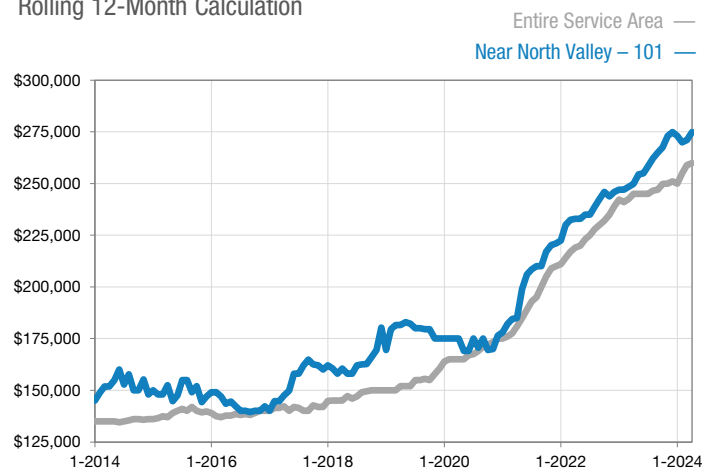
### Median Sales Price - Single-Family Detached

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.