

Local Market Update for April 2023

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



Academy West – 32

East of I-25, South of Paseo del Norte Blvd NE, West of Wyoming Blvd NE, North of Montgomery Blvd NE

Single-Family Detached	April			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	21	16	- 23.8%	65	59	- 9.2%
Pending Sales	17	15	- 11.8%	55	63	+ 14.5%
Closed Sales	15	15	0.0%	54	53	- 1.9%
Days on Market Until Sale	12	4	- 66.7%	10	20	+ 100.0%
Median Sales Price*	\$335,000	\$400,000	+ 19.4%	\$325,750	\$370,000	+ 13.6%
Average Sales Price*	\$352,409	\$413,887	+ 17.4%	\$340,424	\$387,466	+ 13.8%
Percent of List Price Received*	104.5%	101.3%	- 3.1%	102.0%	99.3%	- 2.6%
Inventory of Homes for Sale	9	10	+ 11.1%	--	--	--
Months Supply of Inventory	0.5	0.7	+ 40.0%	--	--	--

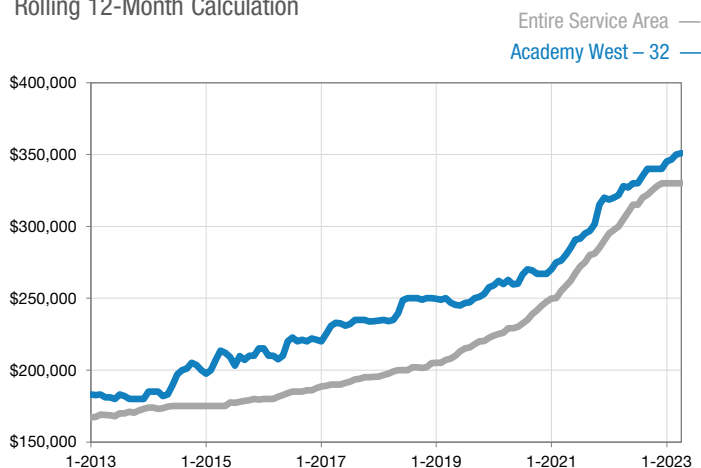
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	11	11	0.0%	37	43	+ 16.2%
Pending Sales	7	7	0.0%	35	39	+ 11.4%
Closed Sales	8	10	+ 25.0%	38	33	- 13.2%
Days on Market Until Sale	5	27	+ 440.0%	17	18	+ 5.9%
Median Sales Price*	\$232,500	\$282,128	+ 21.3%	\$132,500	\$261,000	+ 97.0%
Average Sales Price*	\$233,625	\$272,316	+ 16.6%	\$183,766	\$255,077	+ 38.8%
Percent of List Price Received*	104.2%	101.3%	- 2.8%	100.8%	100.6%	- 0.2%
Inventory of Homes for Sale	7	9	+ 28.6%	--	--	--
Months Supply of Inventory	0.6	0.9	+ 50.0%	--	--	--

* 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.

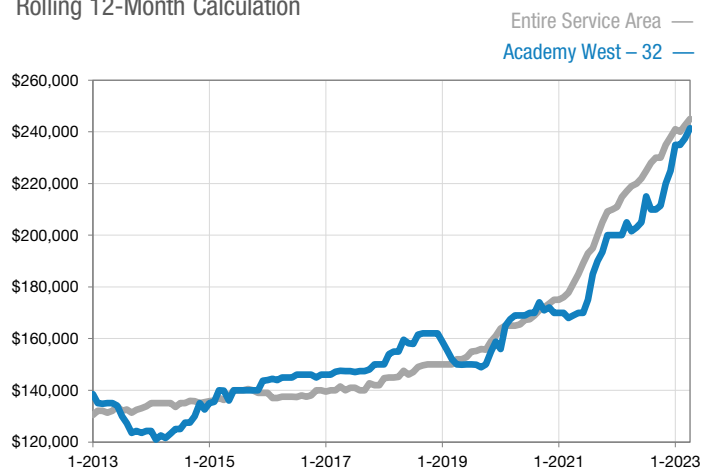
Median Sales Price - Single-Family Detached

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.