

Local Market Update for April 2023

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



87124

Single-Family Detached	April			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	98	76	- 22.4%	326	253	- 22.4%
Pending Sales	81	69	- 14.8%	291	237	- 18.6%
Closed Sales	88	49	- 44.3%	271	211	- 22.1%
Days on Market Until Sale	10	15	+ 50.0%	12	35	+ 191.7%
Median Sales Price*	\$321,245	\$340,000	+ 5.8%	\$321,000	\$340,000	+ 5.9%
Average Sales Price*	\$360,730	\$369,323	+ 2.4%	\$355,475	\$378,987	+ 6.6%
Percent of List Price Received*	103.5%	101.1%	- 2.3%	102.7%	99.3%	- 3.3%
Inventory of Homes for Sale	60	65	+ 8.3%	--	--	--
Months Supply of Inventory	0.7	1.0	+ 42.9%	--	--	--

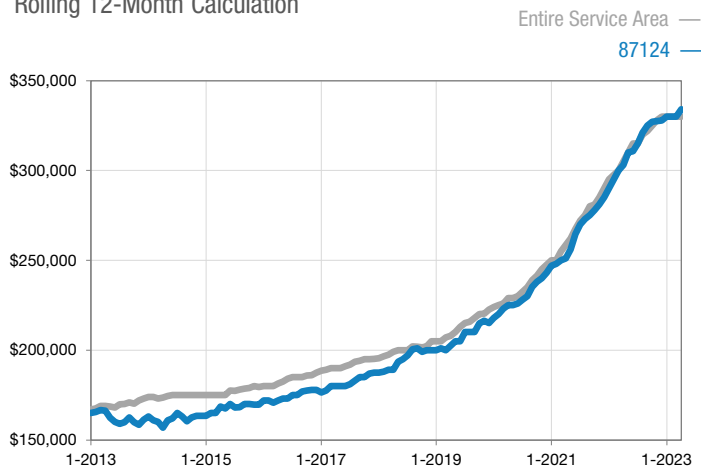
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	7	7	0.0%	27	25	- 7.4%
Pending Sales	8	8	0.0%	31	25	- 19.4%
Closed Sales	6	6	0.0%	27	22	- 18.5%
Days on Market Until Sale	6	27	+ 350.0%	10	18	+ 80.0%
Median Sales Price*	\$170,500	\$266,050	+ 56.0%	\$180,000	\$259,353	+ 44.1%
Average Sales Price*	\$189,833	\$277,350	+ 46.1%	\$208,335	\$239,264	+ 14.8%
Percent of List Price Received*	101.9%	100.5%	- 1.4%	101.1%	100.1%	- 1.0%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.1	0.2	+ 100.0%	--	--	--

* 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.

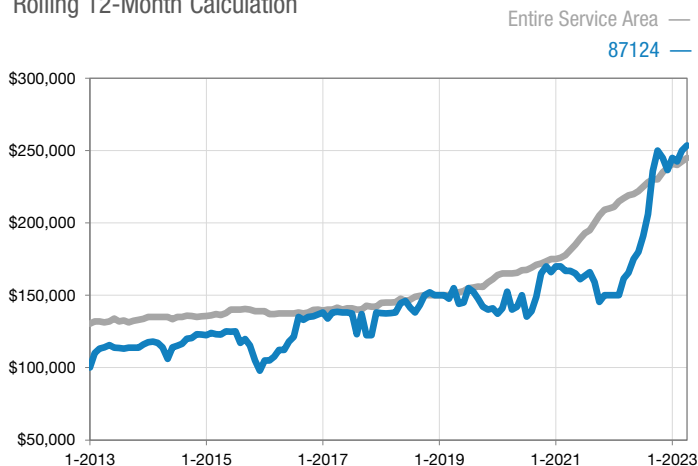
Median Sales Price - Single-Family Detached

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.