

Local Market Update for April 2023

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



87002

Single-Family Detached	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
Key Metrics						
New Listings	35	18	- 48.6%	97	102	+ 5.2%
Pending Sales	29	30	+ 3.4%	103	105	+ 1.9%
Closed Sales	22	32	+ 45.5%	103	80	- 22.3%
Days on Market Until Sale	25	68	+ 172.0%	30	60	+ 100.0%
Median Sales Price*	\$246,950	\$265,000	+ 7.3%	\$240,000	\$254,900	+ 6.2%
Average Sales Price*	\$269,582	\$269,916	+ 0.1%	\$254,134	\$262,651	+ 3.4%
Percent of List Price Received*	101.2%	100.5%	- 0.7%	100.6%	98.6%	- 2.0%
Inventory of Homes for Sale	42	37	- 11.9%	--	--	--
Months Supply of Inventory	1.8	1.8	0.0%	--	--	--

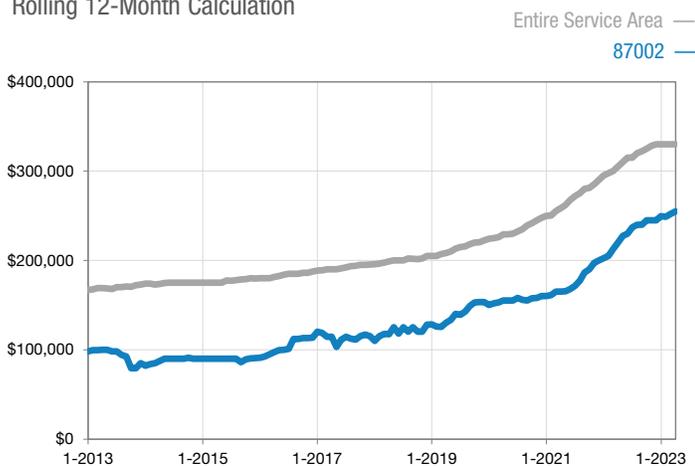
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
Key Metrics						
New Listings	7	3	- 57.1%	10	13	+ 30.0%
Pending Sales	5	3	- 40.0%	9	9	0.0%
Closed Sales	1	1	0.0%	9	7	- 22.2%
Days on Market Until Sale	9	4	- 55.6%	11	13	+ 18.2%
Median Sales Price*	\$269,000	\$195,000	- 27.5%	\$140,000	\$169,000	+ 20.7%
Average Sales Price*	\$269,000	\$195,000	- 27.5%	\$149,856	\$171,714	+ 14.6%
Percent of List Price Received*	93.1%	114.7%	+ 23.2%	98.2%	102.3%	+ 4.2%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.9	0.9	0.0%	--	--	--

* 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.

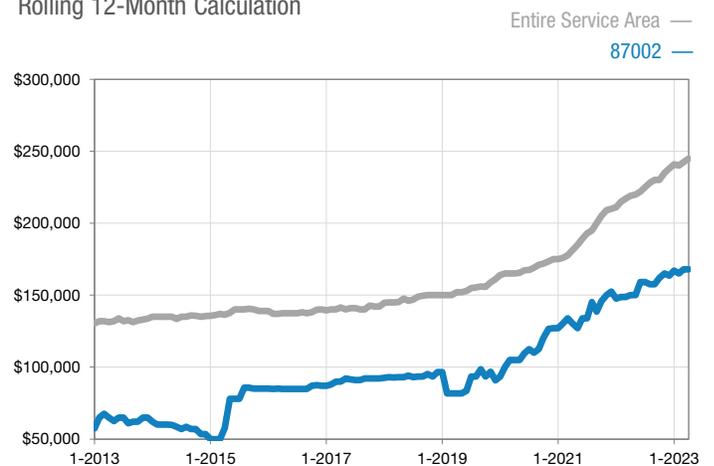
Median Sales Price - Single-Family Detached

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.