

Local Market Update for April 2023

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



Downtown Area – 80

East of Rio Grande River, South of I-40, East of I-25, North of Cesar Chavez

Single-Family Detached	April			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	24	12	- 50.0%	77	52	- 32.5%
Pending Sales	23	17	- 26.1%	72	57	- 20.8%
Closed Sales	15	14	- 6.7%	58	46	- 20.7%
Days on Market Until Sale	9	27	+ 200.0%	19	32	+ 68.4%
Median Sales Price*	\$250,000	\$356,500	+ 42.6%	\$292,500	\$286,925	- 1.9%
Average Sales Price*	\$281,867	\$346,136	+ 22.8%	\$329,714	\$324,670	- 1.5%
Percent of List Price Received*	103.4%	98.6%	- 4.6%	101.9%	98.1%	- 3.7%
Inventory of Homes for Sale	19	12	- 36.8%	--	--	--
Months Supply of Inventory	1.2	1.0	- 16.7%	--	--	--

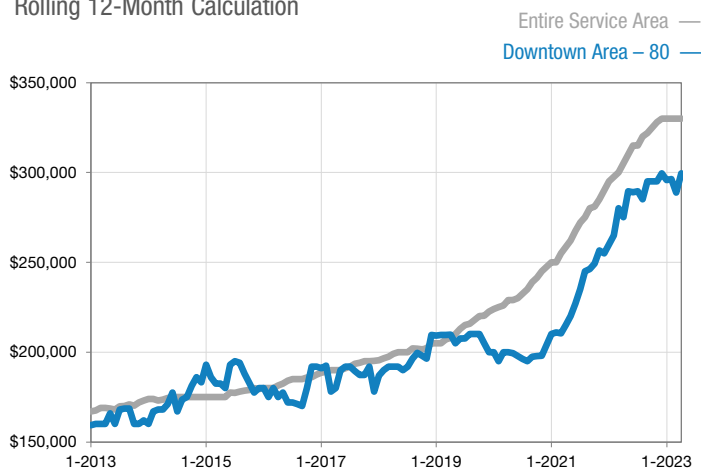
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	8	5	- 37.5%	32	30	- 6.3%
Pending Sales	12	3	- 75.0%	31	29	- 6.5%
Closed Sales	7	8	+ 14.3%	29	30	+ 3.4%
Days on Market Until Sale	18	17	- 5.6%	17	27	+ 58.8%
Median Sales Price*	\$260,000	\$267,500	+ 2.9%	\$260,000	\$272,500	+ 4.8%
Average Sales Price*	\$245,757	\$283,574	+ 15.4%	\$276,373	\$300,086	+ 8.6%
Percent of List Price Received*	99.3%	101.2%	+ 1.9%	100.2%	98.2%	- 2.0%
Inventory of Homes for Sale	8	8	0.0%	--	--	--
Months Supply of Inventory	0.9	1.3	+ 44.4%	--	--	--

* 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.

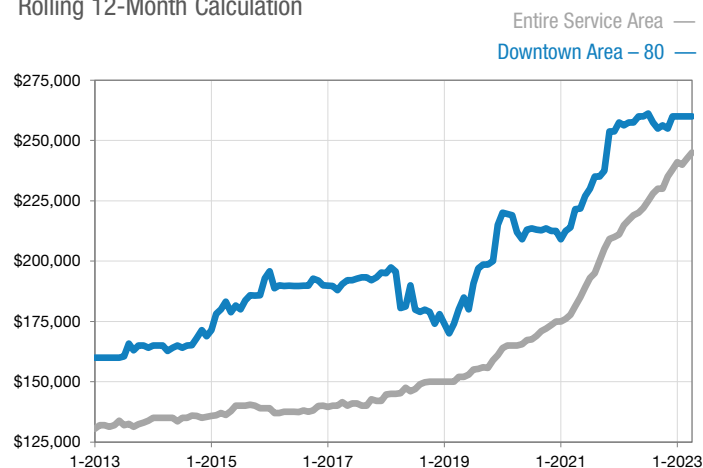
Median Sales Price - Single-Family Detached

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.