

# Local Market Update for April 2023

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



## 87120

Single-Family Detached	April			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	106	82	- 22.6%	380	279	- 26.6%
Pending Sales	89	72	- 19.1%	337	246	- 27.0%
Closed Sales	94	56	- 40.4%	322	214	- 33.5%
Days on Market Until Sale	16	21	+ 31.3%	16	26	+ 62.5%
Median Sales Price*	\$362,500	<b>\$367,500</b>	+ 1.4%	\$340,000	<b>\$355,000</b>	+ 4.4%
Average Sales Price*	\$418,608	<b>\$416,519</b>	- 0.5%	\$392,830	<b>\$388,901</b>	- 1.0%
Percent of List Price Received*	103.0%	<b>99.8%</b>	- 3.1%	102.0%	<b>99.9%</b>	- 2.1%
Inventory of Homes for Sale	68	79	+ 16.2%	--	--	--
Months Supply of Inventory	0.7	1.1	+ 57.1%	--	--	--

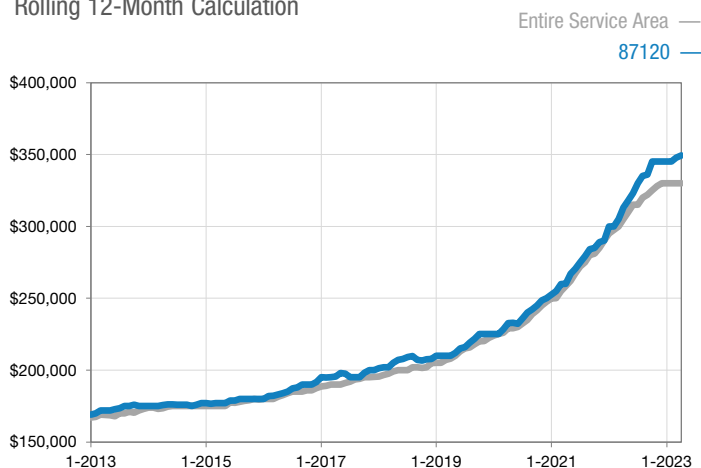
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	12	7	- 41.7%	45	34	- 24.4%
Pending Sales	11	5	- 54.5%	39	36	- 7.7%
Closed Sales	12	9	- 25.0%	46	40	- 13.0%
Days on Market Until Sale	3	3	0.0%	5	28	+ 460.0%
Median Sales Price*	\$218,750	<b>\$300,000</b>	+ 37.1%	\$219,000	<b>\$245,000</b>	+ 11.9%
Average Sales Price*	\$220,421	<b>\$327,056</b>	+ 48.4%	\$237,479	<b>\$270,629</b>	+ 14.0%
Percent of List Price Received*	105.6%	<b>100.3%</b>	- 5.0%	103.7%	<b>98.7%</b>	- 4.8%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	0.4	0.6	+ 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.

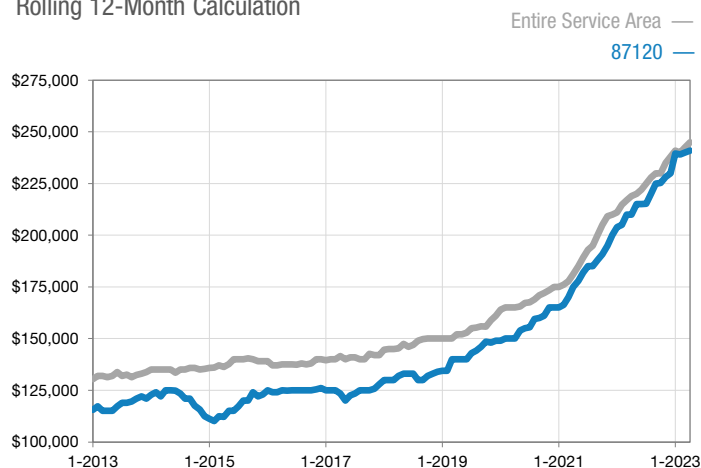
### Median Sales Price - Single-Family Detached

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.