

Local Market Update for April 2023

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



87031

Single-Family Detached	April			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	57	70	+ 22.8%	217	281	+ 29.5%
Pending Sales	34	77	+ 126.5%	199	259	+ 30.2%
Closed Sales	56	47	- 16.1%	191	181	- 5.2%
Days on Market Until Sale	23	40	+ 73.9%	25	49	+ 96.0%
Median Sales Price*	\$286,000	\$314,999	+ 10.1%	\$287,000	\$304,990	+ 6.3%
Average Sales Price*	\$311,158	\$317,517	+ 2.0%	\$307,371	\$312,886	+ 1.8%
Percent of List Price Received*	99.6%	99.7%	+ 0.1%	100.3%	99.0%	- 1.3%
Inventory of Homes for Sale	70	109	+ 55.7%	--	--	--
Months Supply of Inventory	1.4	2.3	+ 64.3%	--	--	--

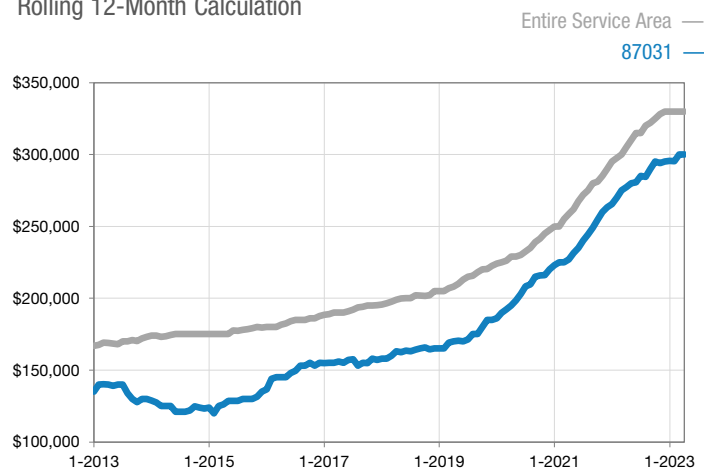
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	4	0	- 100.0%	7	3	- 57.1%
Pending Sales	3	0	- 100.0%	7	3	- 57.1%
Closed Sales	2	0	- 100.0%	4	3	- 25.0%
Days on Market Until Sale	3	--	--	10	1	- 90.0%
Median Sales Price*	\$236,500	--	--	\$210,000	\$215,000	+ 2.4%
Average Sales Price*	\$236,500	--	--	\$213,250	\$216,667	+ 1.6%
Percent of List Price Received*	110.0%	--	--	107.8%	104.1%	- 3.4%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.4	--	--	--	--	--

* 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.

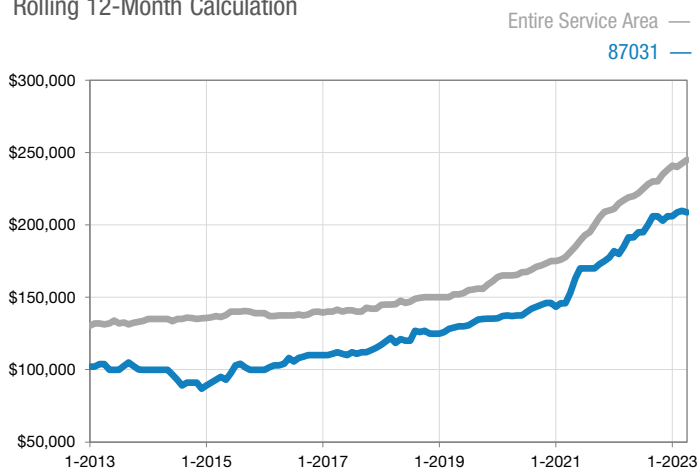
Median Sales Price - Single-Family Detached

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.