

Local Market Update for April 2023

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



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Single-Family Detached	April			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	33	32	- 3.0%	104	94	- 9.6%
Pending Sales	29	27	- 6.9%	92	81	- 12.0%
Closed Sales	18	15	- 16.7%	84	64	- 23.8%
Days on Market Until Sale	3	15	+ 400.0%	16	28	+ 75.0%
Median Sales Price*	\$241,750	\$230,000	- 4.9%	\$257,500	\$257,500	0.0%
Average Sales Price*	\$273,194	\$226,993	- 16.9%	\$295,019	\$266,343	- 9.7%
Percent of List Price Received*	102.6%	99.3%	- 3.2%	102.4%	99.8%	- 2.5%
Inventory of Homes for Sale	18	21	+ 16.7%	--	--	--
Months Supply of Inventory	0.7	1.1	+ 57.1%	--	--	--

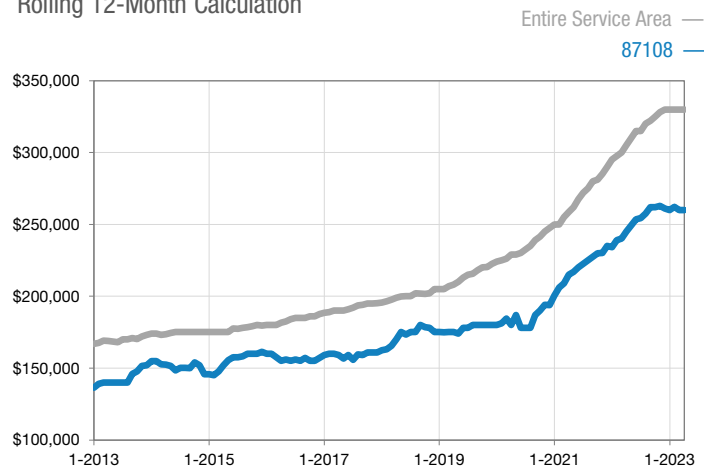
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	1	6	+ 500.0%	12	18	+ 50.0%
Pending Sales	2	7	+ 250.0%	9	14	+ 55.6%
Closed Sales	4	4	0.0%	9	10	+ 11.1%
Days on Market Until Sale	22	51	+ 131.8%	22	26	+ 18.2%
Median Sales Price*	\$225,500	\$202,500	- 10.2%	\$107,000	\$218,250	+ 104.0%
Average Sales Price*	\$240,750	\$216,250	- 10.2%	\$176,667	\$215,650	+ 22.1%
Percent of List Price Received*	100.0%	97.3%	- 2.7%	100.7%	97.5%	- 3.2%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	1.0	1.2	+ 20.0%	--	--	--

* 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.

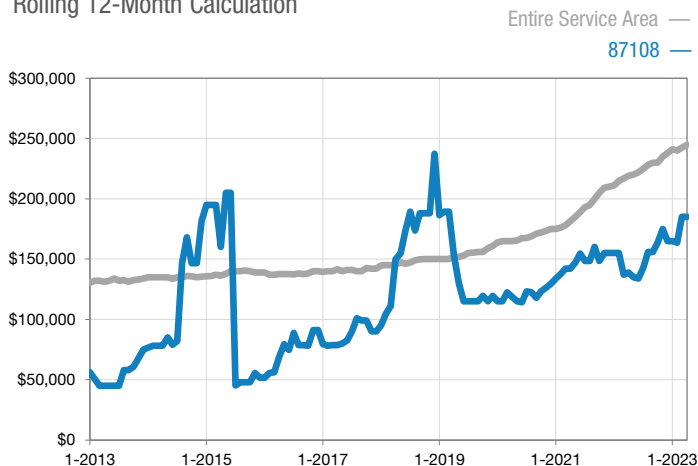
Median Sales Price - Single-Family Detached

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.