

Local Market Update for April 2023

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



Southwest Heights – 92

East of Cancito Reservation, South of Central Ave, West of Coors Blvd SW, North of Dennis Chavez Blvd

Single-Family Detached	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
Key Metrics						
New Listings	90	53	- 41.1%	305	200	- 34.4%
Pending Sales	60	54	- 10.0%	262	211	- 19.5%
Closed Sales	65	43	- 33.8%	229	185	- 19.2%
Days on Market Until Sale	6	12	+ 100.0%	7	22	+ 214.3%
Median Sales Price*	\$252,000	\$260,000	+ 3.2%	\$245,000	\$260,000	+ 6.1%
Average Sales Price*	\$264,146	\$268,045	+ 1.5%	\$245,719	\$265,746	+ 8.2%
Percent of List Price Received*	103.0%	100.7%	- 2.2%	102.7%	100.0%	- 2.6%
Inventory of Homes for Sale	61	31	- 49.2%	--	--	--
Months Supply of Inventory	0.9	0.6	- 33.3%	--	--	--

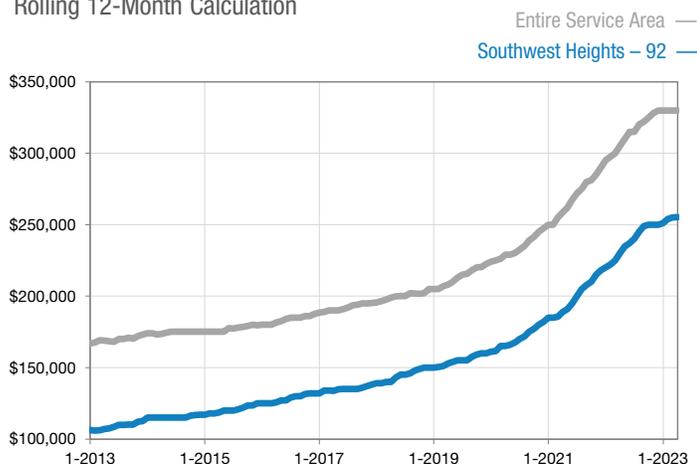
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
Key Metrics						
New Listings	0	0	0.0%	7	2	- 71.4%
Pending Sales	0	0	0.0%	8	5	- 37.5%
Closed Sales	3	0	- 100.0%	7	3	- 57.1%
Days on Market Until Sale	7	--	--	6	29	+ 383.3%
Median Sales Price*	\$190,000	--	--	\$190,000	\$250,000	+ 31.6%
Average Sales Price*	\$188,667	--	--	\$195,857	\$241,000	+ 23.0%
Percent of List Price Received*	105.0%	--	--	103.2%	99.2%	- 3.9%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	--	--	--	--	--

* 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.

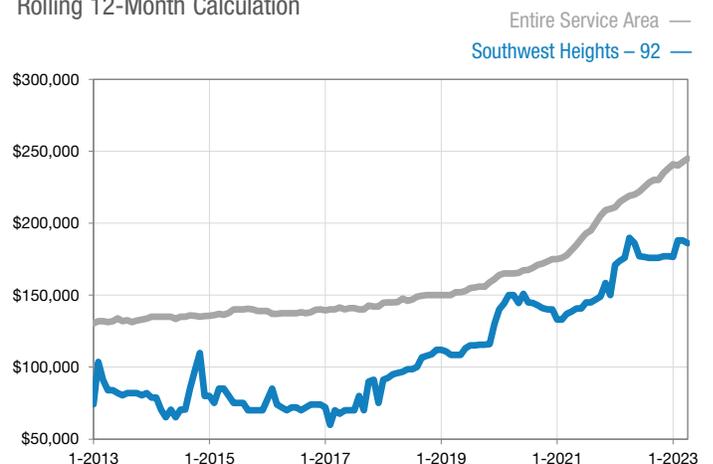
Median Sales Price - Single-Family Detached

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.