Local Market Update for April 2023

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

gaar

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Single-Family Detached

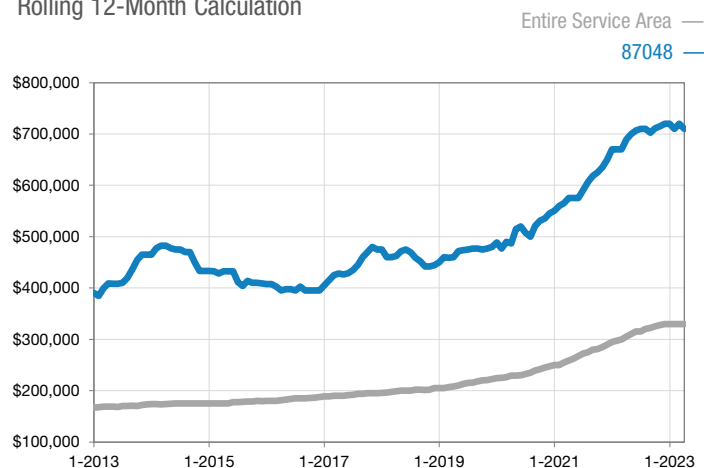| Key Metrics	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	15	12	- 20.0%	56	39	- 30.4%
Pending Sales	14	12	- 14.3%	43	38	- 11.6%
Closed Sales	7	6	- 14.3%	35	26	- 25.7%
Days on Market Until Sale	9	33	+ 266.7%	34	73	+ 114.7%
Median Sales Price*	$755,000	$682,000	- 9.7%	$700,000	$695,000	- 0.7%
Average Sales Price*	$924,857	$645,500	- 30.2%	$815,226	$795,981	- 2.4%
Percent of List Price Received*	99.6%	98.0%	- 1.6%	99.4%	97.3%	- 2.1%
Inventory of Homes for Sale	16	14	- 12.5%	--	--	--
Months Supply of Inventory	1.3	1.6	+ 23.1%	--	--	--

* 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

Key Metrics	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	1	0	- 100.0%	1	1	0.0%
Pending Sales	1	0	- 100.0%	1	1	0.0%
Closed Sales	0	1	--	0	2	--
Days on Market Until Sale	--	18	--	--	11	--
Median Sales Price*	--	$410,000	--	--	$445,000	--
Average Sales Price*	--	$410,000	--	--	$445,000	--
Percent of List Price Received*	--	100.0%	--	--	99.2%	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.
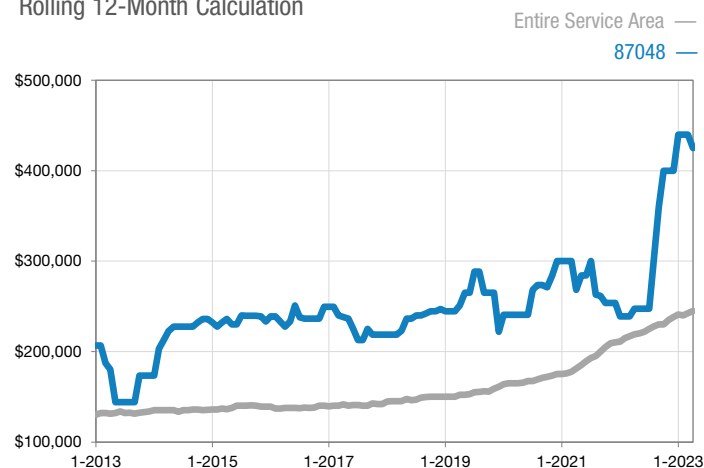
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
87048 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
87048 —

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.