

Local Market Update for April 2023

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



Foothills South – 51

East of Tramway Blvd to mountains, South of Montgomery Blvd NE, North of I-40

Single-Family Detached	April			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	16	11	- 31.3%	54	51	- 5.6%
Pending Sales	16	13	- 18.8%	49	54	+ 10.2%
Closed Sales	15	14	- 6.7%	46	54	+ 17.4%
Days on Market Until Sale	7	13	+ 85.7%	9	27	+ 200.0%
Median Sales Price*	\$470,000	\$473,000	+ 0.6%	\$415,000	\$451,000	+ 8.7%
Average Sales Price*	\$492,860	\$459,855	- 6.7%	\$430,905	\$458,794	+ 6.5%
Percent of List Price Received*	101.3%	99.5%	- 1.8%	102.9%	99.1%	- 3.7%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	0.5	0.5	0.0%	--	--	--

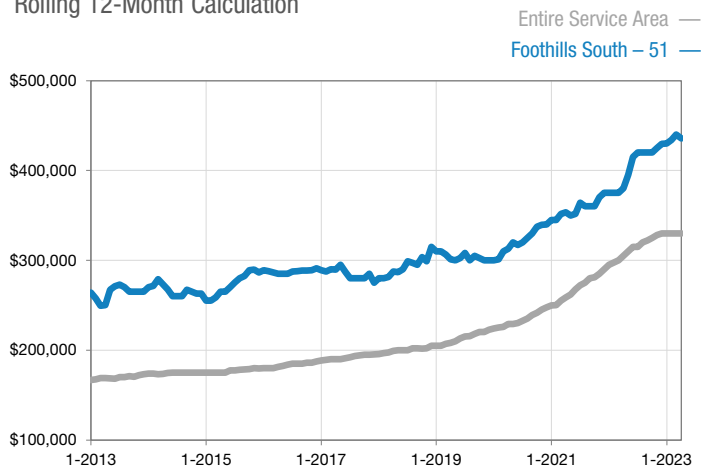
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	8	2	- 75.0%	20	8	- 60.0%
Pending Sales	7	1	- 85.7%	19	6	- 68.4%
Closed Sales	6	1	- 83.3%	14	12	- 14.3%
Days on Market Until Sale	3	3	0.0%	3	29	+ 866.7%
Median Sales Price*	\$256,500	\$208,000	- 18.9%	\$266,000	\$228,500	- 14.1%
Average Sales Price*	\$283,000	\$208,000	- 26.5%	\$290,340	\$234,554	- 19.2%
Percent of List Price Received*	108.2%	101.5%	- 6.2%	105.6%	100.0%	- 5.3%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.2	0.9	+ 350.0%	--	--	--

* 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.

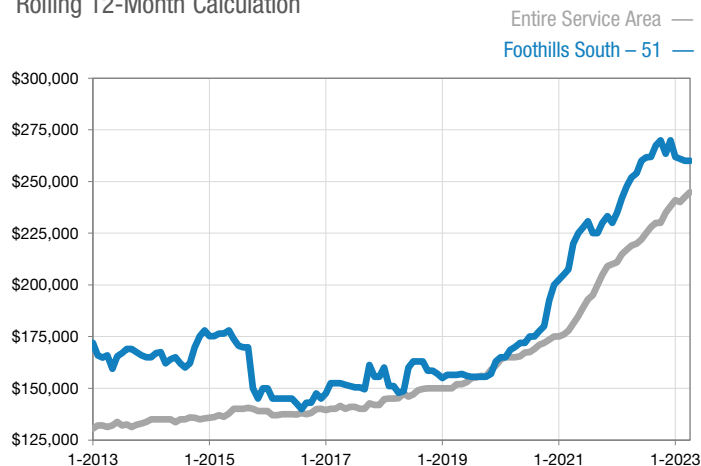
Median Sales Price - Single-Family Detached

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.