

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	24	21	- 12.5%	128	77	- 39.8%
Pending Sales	20	22	+ 10.0%	94	65	- 30.9%
Closed Sales	23	16	- 30.4%	86	58	- 32.6%
Days on Market Until Sale	19	71	+ 273.7%	25	66	+ 164.0%
Median Sales Price*	\$420,000	\$365,000	- 13.1%	\$307,500	\$362,500	+ 17.9%
Average Sales Price*	\$521,689	\$392,049	- 24.9%	\$424,052	\$443,888	+ 4.7%
Percent of List Price Received*	101.9%	99.0%	- 2.8%	100.2%	98.3%	- 1.9%
Inventory of Homes for Sale	50	54	+ 8.0%	--	--	--
Months Supply of Inventory	2.0	3.0	+ 50.0%	--	--	--

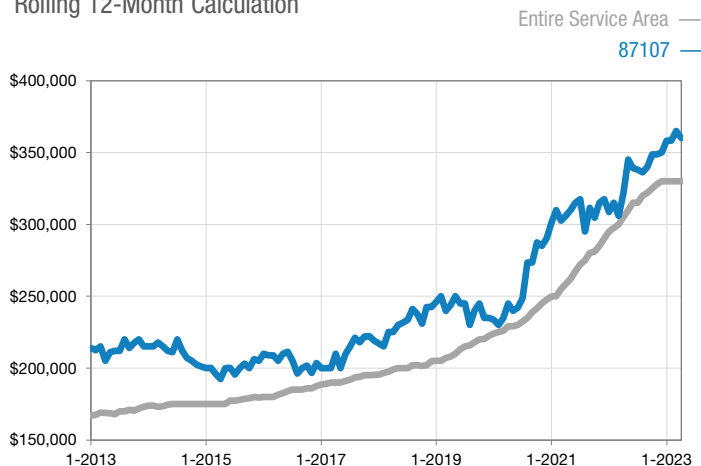
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	6	1	- 83.3%	22	9	- 59.1%
Pending Sales	3	3	0.0%	20	10	- 50.0%
Closed Sales	2	0	- 100.0%	23	9	- 60.9%
Days on Market Until Sale	1	--	--	15	9	- 40.0%
Median Sales Price*	\$163,500	--	--	\$240,000	\$220,000	- 8.3%
Average Sales Price*	\$163,500	--	--	\$246,916	\$237,333	- 3.9%
Percent of List Price Received*	93.1%	--	--	101.3%	100.3%	- 1.0%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	0.7	0.2	- 71.4%	--	--	--

* 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.

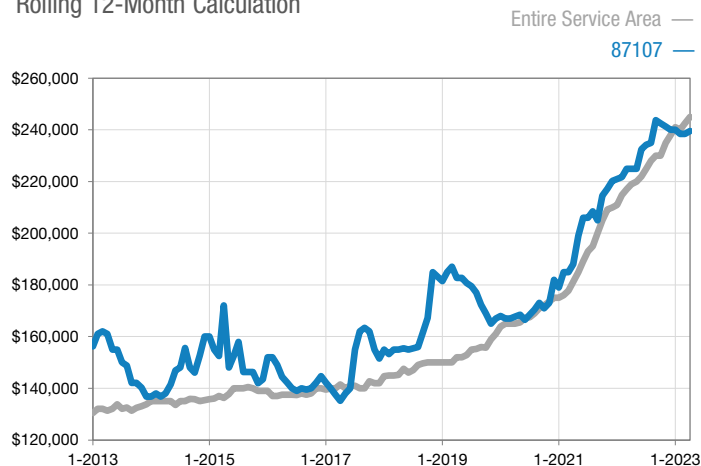
Median Sales Price - Single-Family Detached

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.