

Local Market Update for April 2023

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



Far Northeast Heights – 30

East of Wyoming Blvd NE, South of Paseo del Norte Blvd NE / San Antonio Dr NE, West of Tramway Blvd, North of Montgomery Blvd NE

Single-Family Detached	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
Key Metrics						
New Listings	51	36	- 29.4%	165	126	- 23.6%
Pending Sales	46	42	- 8.7%	155	130	- 16.1%
Closed Sales	52	32	- 38.5%	144	102	- 29.2%
Days on Market Until Sale	14	21	+ 50.0%	12	22	+ 83.3%
Median Sales Price*	\$434,000	\$473,425	+ 9.1%	\$412,500	\$445,000	+ 7.9%
Average Sales Price*	\$529,594	\$575,259	+ 8.6%	\$471,878	\$510,870	+ 8.3%
Percent of List Price Received*	103.6%	100.8%	- 2.7%	102.8%	99.6%	- 3.1%
Inventory of Homes for Sale	19	14	- 26.3%	--	--	--
Months Supply of Inventory	0.4	0.5	+ 25.0%	--	--	--

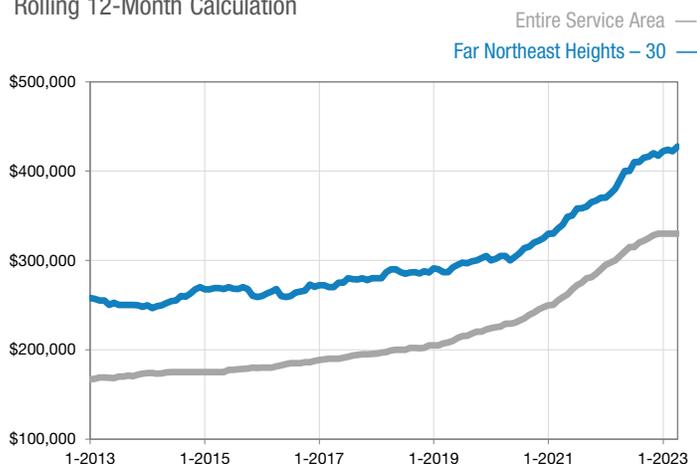
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
Key Metrics						
New Listings	10	9	- 10.0%	37	34	- 8.1%
Pending Sales	8	11	+ 37.5%	33	37	+ 12.1%
Closed Sales	14	8	- 42.9%	33	34	+ 3.0%
Days on Market Until Sale	5	5	0.0%	5	16	+ 220.0%
Median Sales Price*	\$262,000	\$287,500	+ 9.7%	\$270,000	\$296,000	+ 9.6%
Average Sales Price*	\$319,627	\$288,125	- 9.9%	\$297,963	\$305,055	+ 2.4%
Percent of List Price Received*	103.0%	101.8%	- 1.2%	103.0%	100.6%	- 2.3%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	0.4	--	--	--	--	--

* 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.

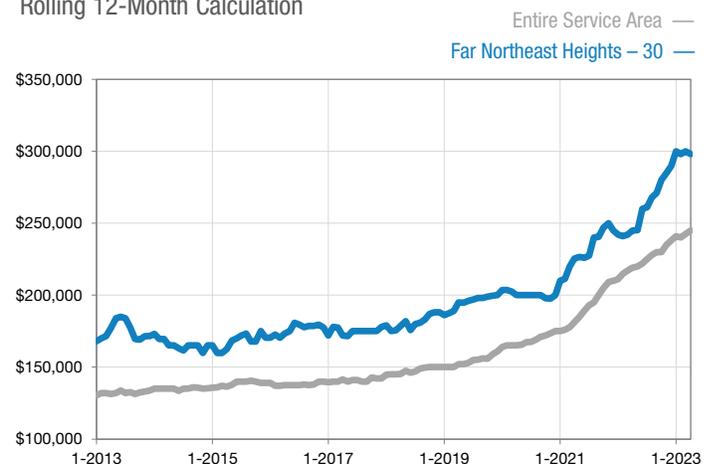
Median Sales Price - Single-Family Detached

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.