

Local Market Update for April 2023

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



South of I-40 – 230

South of Tijeras, North of CR A072, West of Valencia / Torrance County Line, East of Sandia Mountains

Single-Family Detached	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
Key Metrics						
New Listings	8	5	- 37.5%	24	20	- 16.7%
Pending Sales	7	4	- 42.9%	25	11	- 56.0%
Closed Sales	8	3	- 62.5%	27	9	- 66.7%
Days on Market Until Sale	38	5	- 86.8%	32	19	- 40.6%
Median Sales Price*	\$299,584	\$410,000	+ 36.9%	\$346,668	\$405,000	+ 16.8%
Average Sales Price*	\$341,146	\$414,667	+ 21.6%	\$368,651	\$405,333	+ 10.0%
Percent of List Price Received*	100.8%	99.3%	- 1.5%	98.8%	98.7%	- 0.1%
Inventory of Homes for Sale	6	8	+ 33.3%	--	--	--
Months Supply of Inventory	0.8	1.9	+ 137.5%	--	--	--

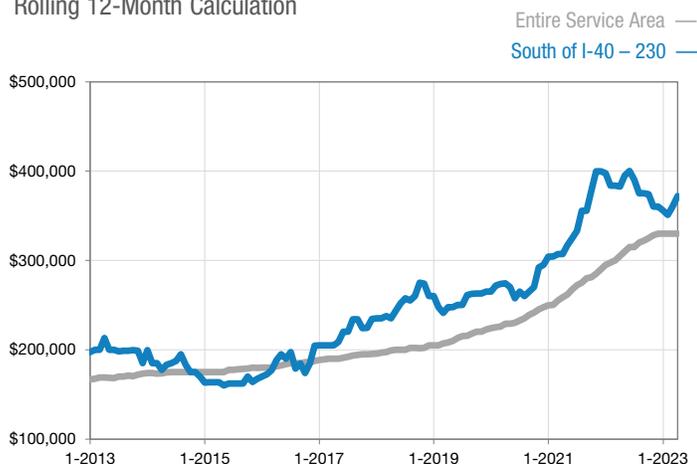
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
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.

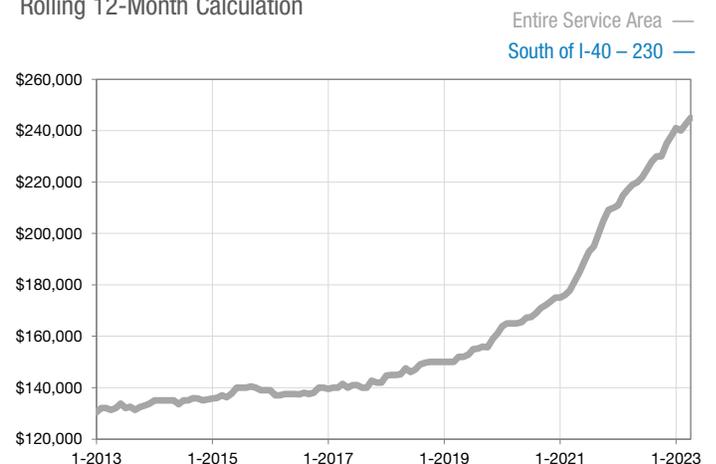
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.