

Local Market Update for April 2023

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



Jarales, Bosque – 742

North of Socorro County Line, South of Castillo Rd, East of I-25, West of Hwy 304

| Single-Family Detached | April | | | Year to Date | | |
|---------------------------------|-----------|-----------------|----------------|--------------|-----------------|----------------|
| | 2022 | 2023 | Percent Change | Thru 4-2022 | Thru 4-2023 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 3 | 0 | - 100.0% | 8 | 1 | - 87.5% |
| Pending Sales | 2 | 0 | - 100.0% | 7 | 2 | - 71.4% |
| Closed Sales | 2 | 1 | - 50.0% | 5 | 1 | - 80.0% |
| Days on Market Until Sale | 85 | 46 | - 45.9% | 57 | 46 | - 19.3% |
| Median Sales Price* | \$289,150 | \$75,000 | - 74.1% | \$350,000 | \$75,000 | - 78.6% |
| Average Sales Price* | \$289,150 | \$75,000 | - 74.1% | \$315,660 | \$75,000 | - 76.2% |
| Percent of List Price Received* | 97.4% | 78.9% | - 19.0% | 95.1% | 78.9% | - 17.0% |
| Inventory of Homes for Sale | 5 | 3 | - 40.0% | -- | -- | -- |
| Months Supply of Inventory | 3.3 | 3.0 | - 9.1% | -- | -- | -- |

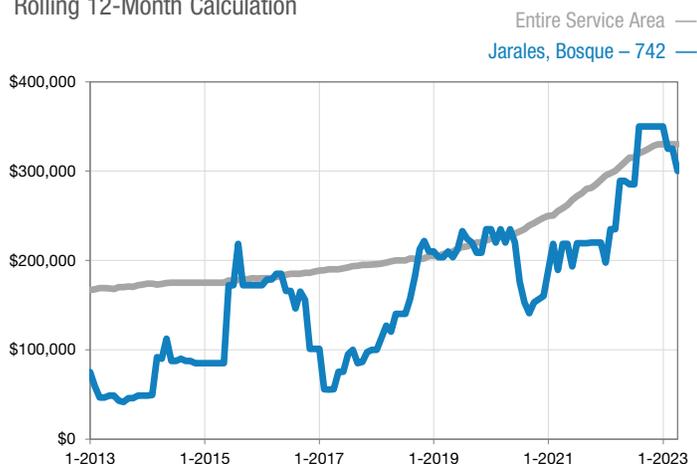
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | 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.

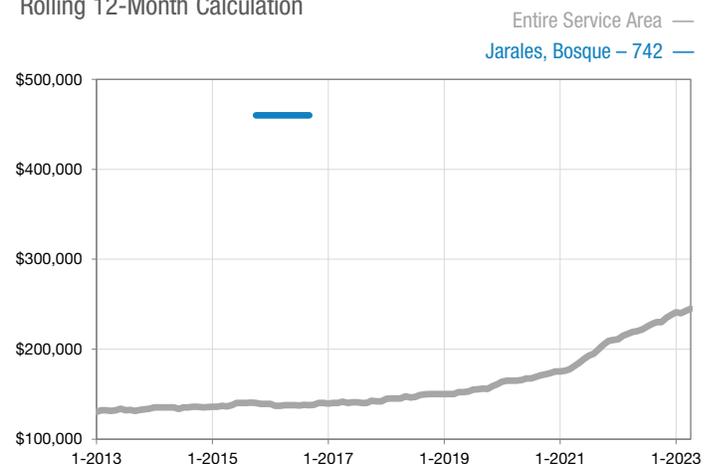
Median Sales Price - Single-Family Detached

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.