

# Local Market Update for April 2023

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



## 87102

Single-Family Detached	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
<b>Key Metrics</b>						
New Listings	17	15	- 11.8%	62	57	- 8.1%
Pending Sales	14	17	+ 21.4%	54	55	+ 1.9%
Closed Sales	14	14	0.0%	45	44	- 2.2%
Days on Market Until Sale	9	26	+ 188.9%	12	32	+ 166.7%
Median Sales Price*	\$217,500	<b>\$257,500</b>	+ 18.4%	\$235,000	<b>\$237,500</b>	+ 1.1%
Average Sales Price*	\$215,000	<b>\$298,136</b>	+ 38.7%	\$250,409	<b>\$264,699</b>	+ 5.7%
Percent of List Price Received*	103.8%	<b>99.1%</b>	- 4.5%	103.4%	<b>98.9%</b>	- 4.4%
Inventory of Homes for Sale	20	13	- 35.0%	--	--	--
Months Supply of Inventory	1.6	1.2	- 25.0%	--	--	--

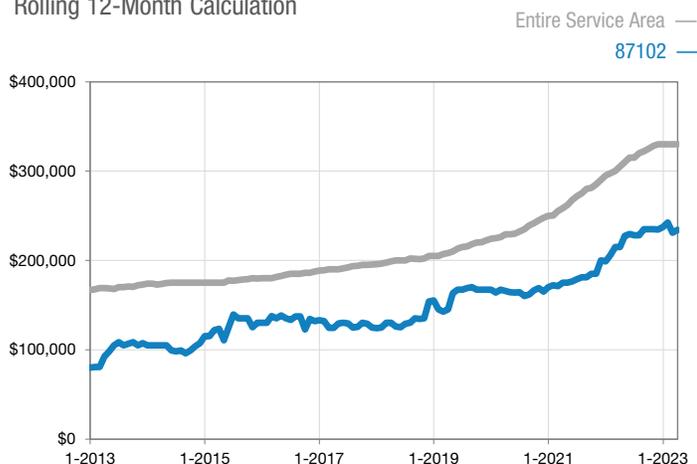
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
<b>Key Metrics</b>						
New Listings	6	3	- 50.0%	25	20	- 20.0%
Pending Sales	8	2	- 75.0%	23	20	- 13.0%
Closed Sales	6	5	- 16.7%	22	20	- 9.1%
Days on Market Until Sale	7	22	+ 214.3%	13	33	+ 153.8%
Median Sales Price*	\$246,950	<b>\$235,000</b>	- 4.8%	\$258,750	<b>\$235,000</b>	- 9.2%
Average Sales Price*	\$222,550	<b>\$301,700</b>	+ 35.6%	\$266,855	<b>\$260,475</b>	- 2.4%
Percent of List Price Received*	99.8%	<b>99.2%</b>	- 0.6%	100.2%	<b>98.0%</b>	- 2.2%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	1.2	1.6	+ 33.3%	--	--	--

\* 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.