

# Local Market Update for April 2023

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



## 87144

| 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                    | 120       | 100       | - 16.7%        | 422          | 380         | - 10.0%        |
| Pending Sales                   | 91        | 111       | + 22.0%        | 361          | 348         | - 3.6%         |
| Closed Sales                    | 89        | 70        | - 21.3%        | 378          | 277         | - 26.7%        |
| Days on Market Until Sale       | 20        | 41        | + 105.0%       | 19           | 40          | + 110.5%       |
| Median Sales Price*             | \$350,000 | \$375,000 | + 7.1%         | \$350,000    | \$347,400   | - 0.7%         |
| Average Sales Price*            | \$367,377 | \$391,941 | + 6.7%         | \$366,479    | \$377,579   | + 3.0%         |
| Percent of List Price Received* | 102.4%    | 100.1%    | - 2.2%         | 101.6%       | 99.5%       | - 2.1%         |
| Inventory of Homes for Sale     | 111       | 131       | + 18.0%        | --           | --          | --             |
| Months Supply of Inventory      | 1.0       | 1.6       | + 60.0%        | --           | --          | --             |

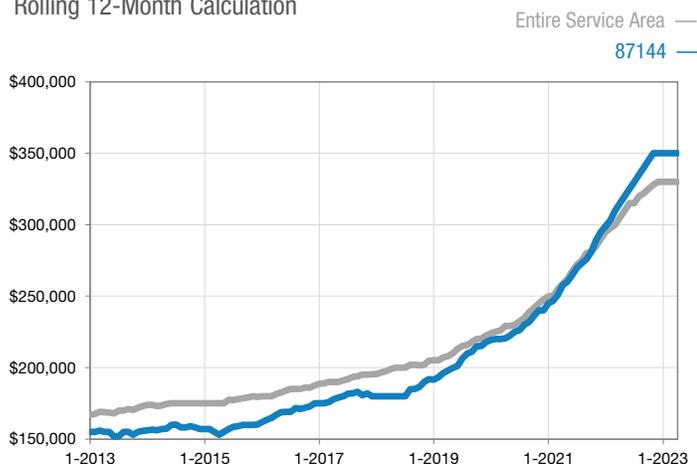
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| 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                    | 2     | 0    | - 100.0%       | 2            | 0           | - 100.0%       |
| Pending Sales                   | 1     | 0    | - 100.0%       | 1            | 0           | - 100.0%       |
| 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     | 1     | 0    | - 100.0%       | --           | --          | --             |
| Months Supply of Inventory      | 1.0   | --   | --             | --           | --          | --             |

\* 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.

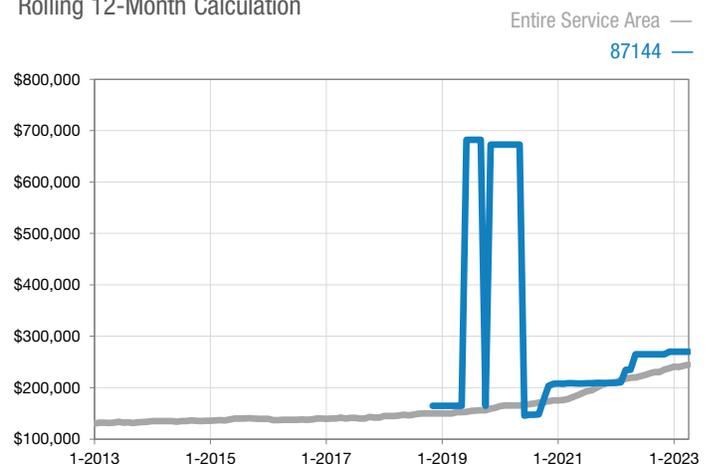
### Median Sales Price - Single-Family Detached

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.