

Local Market Update for April 2023

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



87122

Single-Family Detached	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
Key Metrics						
New Listings	44	22	- 50.0%	116	94	- 19.0%
Pending Sales	33	25	- 24.2%	102	80	- 21.6%
Closed Sales	28	22	- 21.4%	79	65	- 17.7%
Days on Market Until Sale	18	25	+ 38.9%	19	29	+ 52.6%
Median Sales Price*	\$645,000	\$763,750	+ 18.4%	\$679,000	\$700,000	+ 3.1%
Average Sales Price*	\$750,680	\$856,535	+ 14.1%	\$778,969	\$763,576	- 2.0%
Percent of List Price Received*	102.0%	98.5%	- 3.4%	101.8%	98.5%	- 3.2%
Inventory of Homes for Sale	28	26	- 7.1%	--	--	--
Months Supply of Inventory	1.0	1.3	+ 30.0%	--	--	--

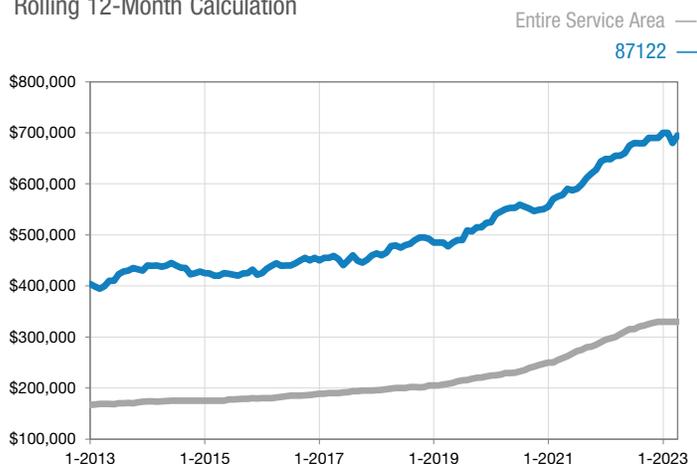
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
Key Metrics						
New Listings	1	0	- 100.0%	3	2	- 33.3%
Pending Sales	1	0	- 100.0%	3	2	- 33.3%
Closed Sales	1	0	- 100.0%	3	2	- 33.3%
Days on Market Until Sale	3	--	--	2	6	+ 200.0%
Median Sales Price*	\$120,000	--	--	\$302,000	\$287,950	- 4.7%
Average Sales Price*	\$120,000	--	--	\$282,333	\$287,950	+ 2.0%
Percent of List Price Received*	120.0%	--	--	112.1%	106.1%	- 5.4%
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.

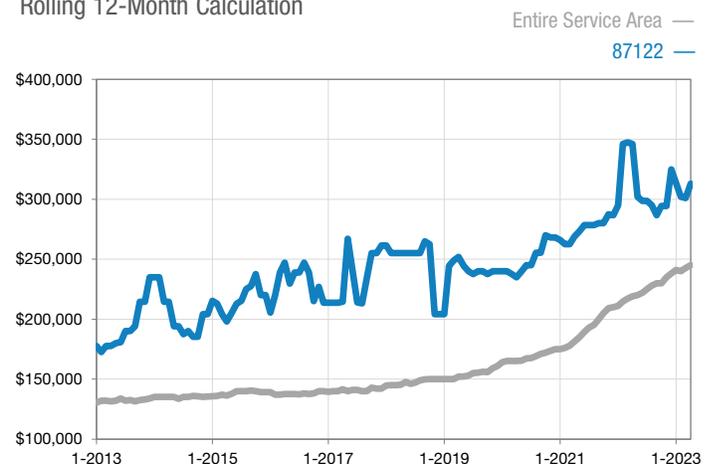
Median Sales Price - Single-Family Detached

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.