

Local Market Update for April 2023

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



87109

| Single-Family Detached | April | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2022 | 2023 | Percent Change | Thru 4-2022 | Thru 4-2023 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 38 | 26 | - 31.6% | 101 | 91 | - 9.9% |
| Pending Sales | 30 | 24 | - 20.0% | 86 | 95 | + 10.5% |
| Closed Sales | 28 | 25 | - 10.7% | 88 | 78 | - 11.4% |
| Days on Market Until Sale | 8 | 6 | - 25.0% | 8 | 18 | + 125.0% |
| Median Sales Price* | \$374,750 | \$415,000 | + 10.7% | \$350,000 | \$397,150 | + 13.5% |
| Average Sales Price* | \$396,273 | \$442,762 | + 11.7% | \$369,010 | \$411,075 | + 11.4% |
| Percent of List Price Received* | 105.2% | 101.3% | - 3.7% | 102.6% | 99.7% | - 2.8% |
| Inventory of Homes for Sale | 15 | 13 | - 13.3% | -- | -- | -- |
| Months Supply of Inventory | 0.6 | 0.6 | 0.0% | -- | -- | -- |

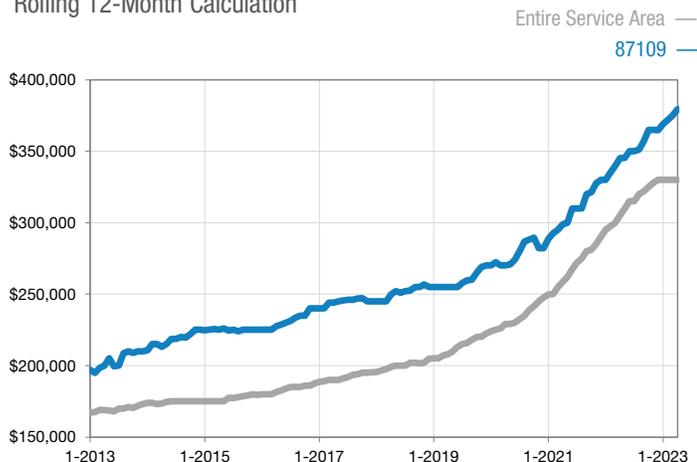
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | April | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2022 | 2023 | Percent Change | Thru 4-2022 | Thru 4-2023 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 11 | 15 | + 36.4% | 41 | 50 | + 22.0% |
| Pending Sales | 7 | 9 | + 28.6% | 40 | 45 | + 12.5% |
| Closed Sales | 9 | 11 | + 22.2% | 45 | 37 | - 17.8% |
| Days on Market Until Sale | 3 | 25 | + 733.3% | 21 | 18 | - 14.3% |
| Median Sales Price* | \$325,000 | \$290,000 | - 10.8% | \$205,000 | \$269,255 | + 31.3% |
| Average Sales Price* | \$263,111 | \$273,923 | + 4.1% | \$206,069 | \$256,610 | + 24.5% |
| Percent of List Price Received* | 103.2% | 101.4% | - 1.7% | 100.4% | 100.7% | + 0.3% |
| Inventory of Homes for Sale | 9 | 11 | + 22.2% | -- | -- | -- |
| Months Supply of Inventory | 0.7 | 0.9 | + 28.6% | -- | -- | -- |

* 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.