

Local Market Update for April 2023

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



87121

Single-Family Detached	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
Key Metrics						
New Listings	94	54	- 42.6%	321	217	- 32.4%
Pending Sales	65	55	- 15.4%	278	229	- 17.6%
Closed Sales	73	48	- 34.2%	246	202	- 17.9%
Days on Market Until Sale	9	13	+ 44.4%	8	22	+ 175.0%
Median Sales Price*	\$253,000	\$262,500	+ 3.8%	\$245,500	\$260,000	+ 5.9%
Average Sales Price*	\$276,774	\$270,462	- 2.3%	\$251,155	\$270,281	+ 7.6%
Percent of List Price Received*	102.7%	100.7%	- 1.9%	102.6%	100.0%	- 2.5%
Inventory of Homes for Sale	65	36	- 44.6%	--	--	--
Months Supply of Inventory	0.9	0.6	- 33.3%	--	--	--

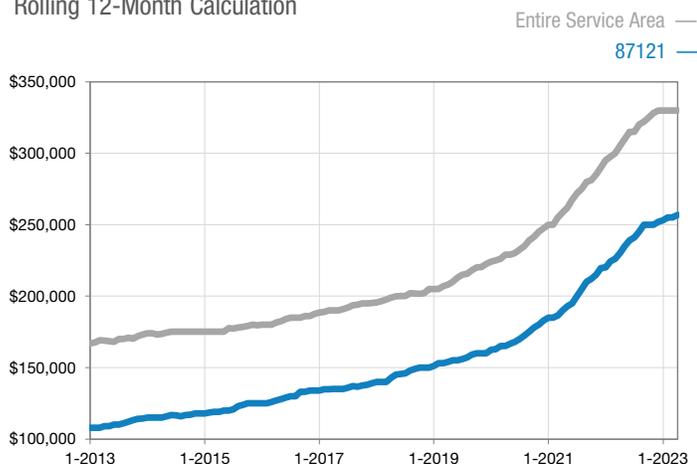
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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%	10	2	- 80.0%
Pending Sales	1	0	- 100.0%	12	5	- 58.3%
Closed Sales	6	0	- 100.0%	11	3	- 72.7%
Days on Market Until Sale	4	--	--	5	29	+ 480.0%
Median Sales Price*	\$222,000	--	--	\$225,000	\$250,000	+ 11.1%
Average Sales Price*	\$216,333	--	--	\$211,636	\$241,000	+ 13.9%
Percent of List Price Received*	104.6%	--	--	103.2%	99.2%	- 3.9%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.5	--	--	--	--	--

* 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.

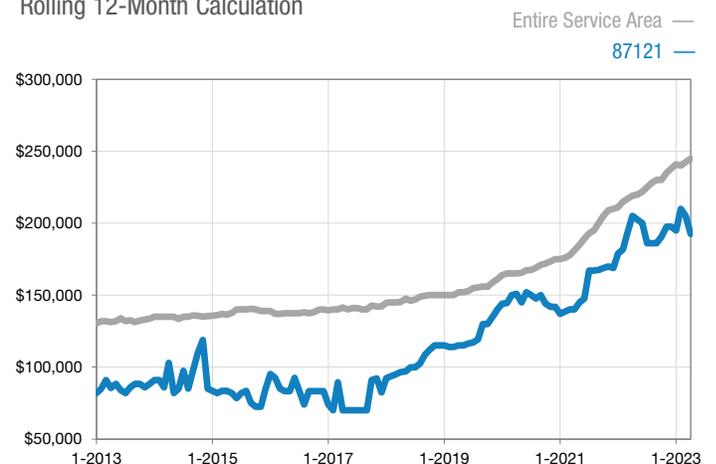
Median Sales Price - Single-Family Detached

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.