

Local Market Update for April 2023

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



Uptown – 41

East of I-25, South of Montgomery Blvd NE, West of Wyoming Blvd NE, North of I-40

Single-Family Detached	April			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	39	23	- 41.0%	139	86	- 38.1%
Pending Sales	33	26	- 21.2%	116	94	- 19.0%
Closed Sales	31	17	- 45.2%	120	87	- 27.5%
Days on Market Until Sale	8	16	+ 100.0%	14	25	+ 78.6%
Median Sales Price*	\$300,000	\$310,000	+ 3.3%	\$265,000	\$277,000	+ 4.5%
Average Sales Price*	\$307,628	\$304,537	- 1.0%	\$285,172	\$285,727	+ 0.2%
Percent of List Price Received*	103.4%	100.4%	- 2.9%	101.6%	99.2%	- 2.4%
Inventory of Homes for Sale	25	12	- 52.0%	--	--	--
Months Supply of Inventory	0.7	0.5	- 28.6%	--	--	--

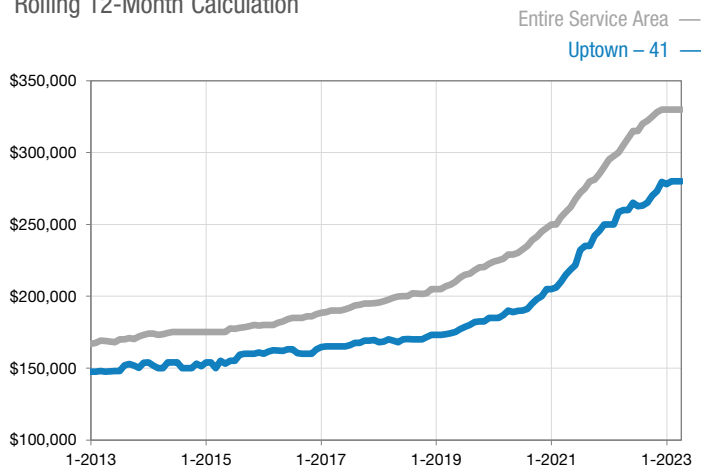
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	7	7	0.0%	24	16	- 33.3%
Pending Sales	5	5	0.0%	26	16	- 38.5%
Closed Sales	5	4	- 20.0%	23	12	- 47.8%
Days on Market Until Sale	7	5	- 28.6%	27	10	- 63.0%
Median Sales Price*	\$170,000	\$163,000	- 4.1%	\$160,000	\$161,500	+ 0.9%
Average Sales Price*	\$227,900	\$162,725	- 28.6%	\$216,199	\$186,158	- 13.9%
Percent of List Price Received*	102.5%	97.4%	- 5.0%	101.3%	98.3%	- 3.0%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	0.9	0.4	- 55.6%	--	--	--

* 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.

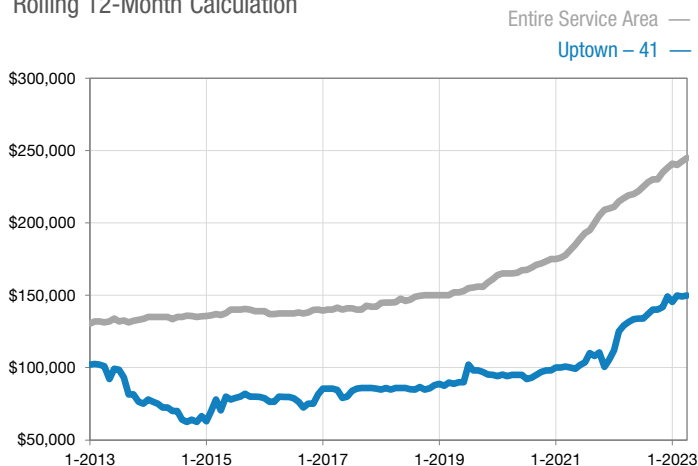
Median Sales Price - Single-Family Detached

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.