

Local Market Update for April 2023

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



South Moriarty – 291

South of I-40, North of Shondale Lane (CR A147), East of Lexco Rd to Guadalupe County Line

Single-Family Detached	April			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	3	4	+ 33.3%	7	10	+ 42.9%
Pending Sales	1	4	+ 300.0%	7	11	+ 57.1%
Closed Sales	1	3	+ 200.0%	8	9	+ 12.5%
Days on Market Until Sale	0	53	--	50	48	- 4.0%
Median Sales Price*	\$130,000	\$143,500	+ 10.4%	\$180,000	\$195,000	+ 8.3%
Average Sales Price*	\$130,000	\$165,167	+ 27.1%	\$265,075	\$208,022	- 21.5%
Percent of List Price Received*	100.0%	95.0%	- 5.0%	98.0%	96.0%	- 2.0%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	1.3	1.0	- 23.1%	--	--	--

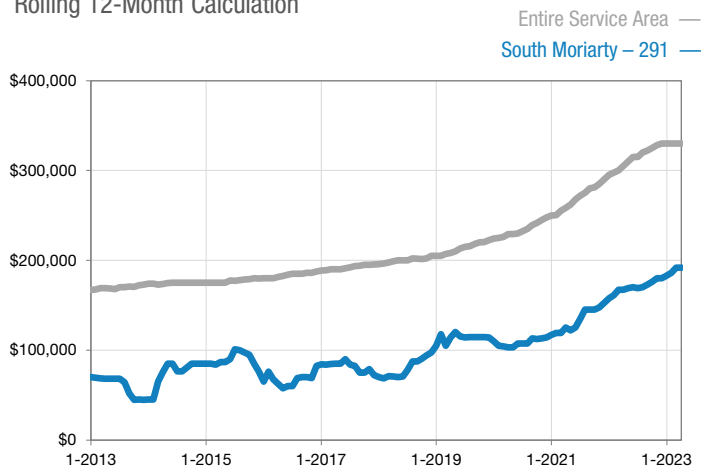
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
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	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.

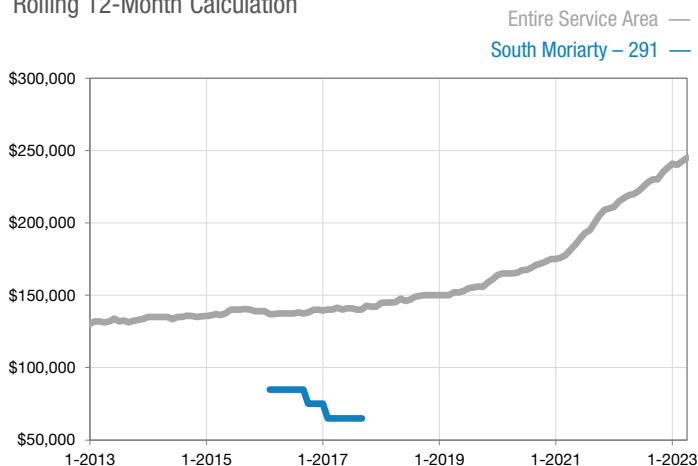
Median Sales Price - Single-Family Detached

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.