

Local Market Update for April 2023

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



87106

Single-Family Detached	April			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	28	12	- 57.1%	80	68	- 15.0%
Pending Sales	20	17	- 15.0%	65	64	- 1.5%
Closed Sales	16	14	- 12.5%	65	49	- 24.6%
Days on Market Until Sale	7	33	+ 371.4%	11	34	+ 209.1%
Median Sales Price*	\$380,500	\$393,750	+ 3.5%	\$350,000	\$353,000	+ 0.9%
Average Sales Price*	\$407,600	\$410,600	+ 0.7%	\$377,705	\$380,019	+ 0.6%
Percent of List Price Received*	106.7%	100.1%	- 6.2%	103.3%	98.0%	- 5.1%
Inventory of Homes for Sale	17	16	- 5.9%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 12.5%	--	--	--

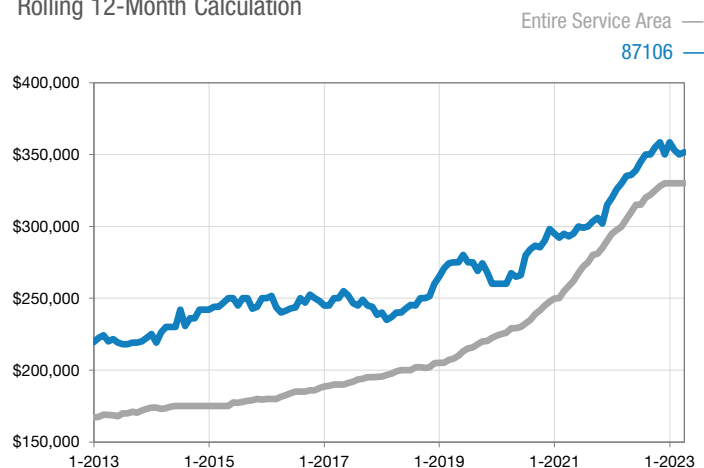
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	6	4	- 33.3%	19	12	- 36.8%
Pending Sales	6	3	- 50.0%	16	15	- 6.3%
Closed Sales	3	3	0.0%	16	11	- 31.3%
Days on Market Until Sale	30	2	- 93.3%	14	44	+ 214.3%
Median Sales Price*	\$360,000	\$210,000	- 41.7%	\$257,500	\$110,000	- 57.3%
Average Sales Price*	\$272,667	\$206,833	- 24.1%	\$237,813	\$178,855	- 24.8%
Percent of List Price Received*	97.9%	99.6%	+ 1.7%	98.4%	97.8%	- 0.6%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	0.7	0.7	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.

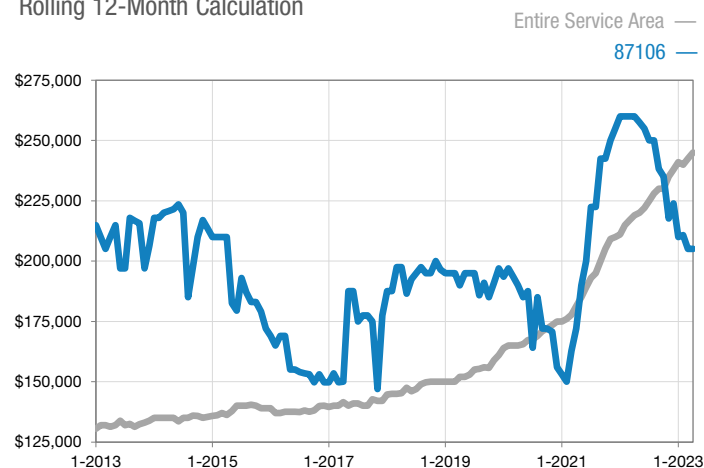
Median Sales Price - Single-Family Detached

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.