

Local Market Update for April 2023

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



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Single-Family Detached	April			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	79	51	- 35.4%	250	174	- 30.4%
Pending Sales	67	53	- 20.9%	226	176	- 22.1%
Closed Sales	65	35	- 46.2%	202	148	- 26.7%
Days on Market Until Sale	8	21	+ 162.5%	12	24	+ 100.0%
Median Sales Price*	\$447,000	\$475,849	+ 6.5%	\$415,000	\$420,250	+ 1.3%
Average Sales Price*	\$511,851	\$553,737	+ 8.2%	\$486,503	\$484,126	- 0.5%
Percent of List Price Received*	104.0%	100.9%	- 3.0%	102.9%	99.1%	- 3.7%
Inventory of Homes for Sale	36	31	- 13.9%	--	--	--
Months Supply of Inventory	0.6	0.7	+ 16.7%	--	--	--

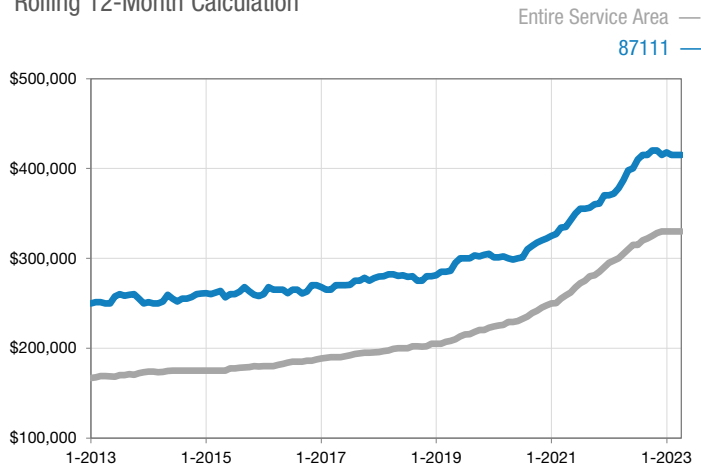
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	19	10	- 47.4%	55	45	- 18.2%
Pending Sales	14	14	0.0%	48	51	+ 6.3%
Closed Sales	15	12	- 20.0%	43	48	+ 11.6%
Days on Market Until Sale	5	6	+ 20.0%	5	17	+ 240.0%
Median Sales Price*	\$345,000	\$313,000	- 9.3%	\$270,000	\$291,250	+ 7.9%
Average Sales Price*	\$341,718	\$300,483	- 12.1%	\$304,967	\$294,751	- 3.3%
Percent of List Price Received*	104.4%	102.1%	- 2.2%	103.7%	100.2%	- 3.4%
Inventory of Homes for Sale	9	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	--	--	--	--	--

* 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.

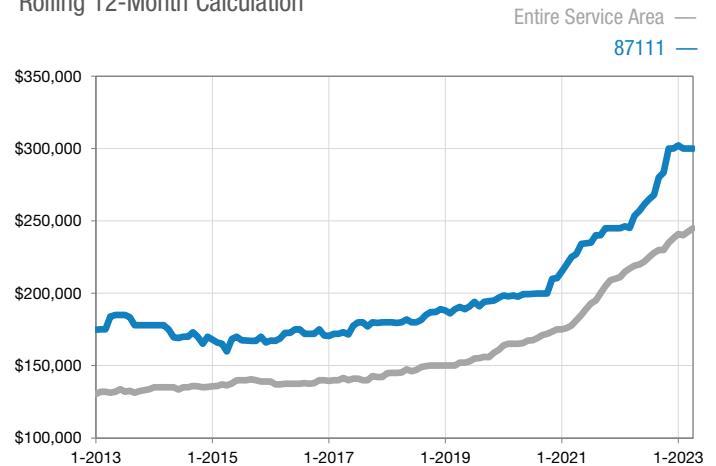
Median Sales Price - Single-Family Detached

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.