

# Local Market Update for April 2023

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



## Albuquerque Acres West – 21

East of I-25, South of Tramway Rd, West of Ventura St NE, North of Paseo del Norte Blvd NE

Single-Family Detached	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
<b>Key Metrics</b>						
New Listings	28	13	- 53.6%	67	57	- 14.9%
Pending Sales	15	18	+ 20.0%	57	52	- 8.8%
Closed Sales	12	8	- 33.3%	51	36	- 29.4%
Days on Market Until Sale	5	14	+ 180.0%	21	19	- 9.5%
Median Sales Price*	\$555,000	<b>\$617,500</b>	+ 11.3%	\$512,638	<b>\$479,950</b>	- 6.4%
Average Sales Price*	\$643,333	<b>\$600,998</b>	- 6.6%	\$545,545	<b>\$508,542</b>	- 6.8%
Percent of List Price Received*	102.6%	<b>99.8%</b>	- 2.7%	101.6%	<b>99.2%</b>	- 2.4%
Inventory of Homes for Sale	21	9	- 57.1%	--	--	--
Months Supply of Inventory	1.1	<b>0.6</b>	- 45.5%	--	--	--

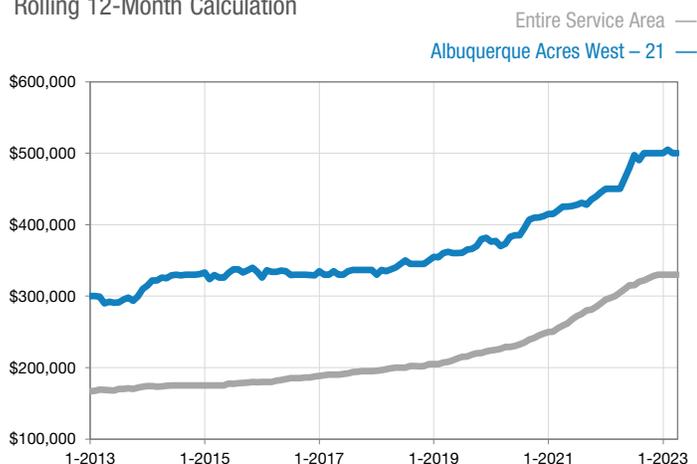
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
<b>Key Metrics</b>						
New Listings	1	1	0.0%	3	1	- 66.7%
Pending Sales	1	1	0.0%	4	1	- 75.0%
Closed Sales	2	0	- 100.0%	4	0	- 100.0%
Days on Market Until Sale	4	--	--	3	--	--
Median Sales Price*	\$297,000	--	--	\$318,500	--	--
Average Sales Price*	\$297,000	--	--	\$328,500	--	--
Percent of List Price Received*	104.5%	--	--	103.7%	--	--
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.