

# Local Market Update for April 2023

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



## UNM – 40

East of I-25, South of I-40, West of San Mateo Blvd NE, North of Central Ave

Single-Family Detached	April			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	24	17	- 29.2%	75	65	- 13.3%
Pending Sales	20	16	- 20.0%	66	54	- 18.2%
Closed Sales	17	12	- 29.4%	59	42	- 28.8%
Days on Market Until Sale	16	22	+ 37.5%	12	20	+ 66.7%
Median Sales Price*	\$373,000	<b>\$350,250</b>	- 6.1%	\$365,000	<b>\$350,250</b>	- 4.0%
Average Sales Price*	\$412,971	<b>\$432,752</b>	+ 4.8%	\$416,718	<b>\$386,084</b>	- 7.4%
Percent of List Price Received*	101.1%	<b>100.1%</b>	- 1.0%	103.2%	<b>98.9%</b>	- 4.2%
Inventory of Homes for Sale	12	15	+ 25.0%	--	--	--
Months Supply of Inventory	0.5	1.1	+ 120.0%	--	--	--

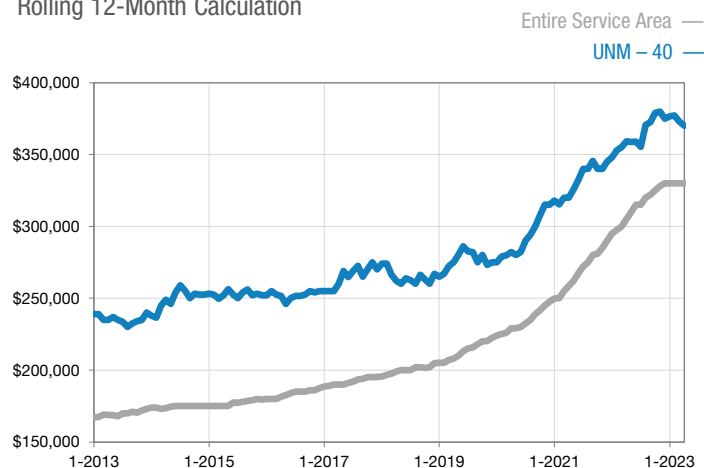
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	1	3	+ 200.0%	6	7	+ 16.7%
Pending Sales	0	1	--	2	4	+ 100.0%
Closed Sales	0	2	--	3	3	0.0%
Days on Market Until Sale	--	2	--	6	4	- 33.3%
Median Sales Price*	--	<b>\$275,000</b>	--	\$400,000	<b>\$315,000</b>	- 21.3%
Average Sales Price*	--	<b>\$275,000</b>	--	\$383,300	<b>\$288,333</b>	- 24.8%
Percent of List Price Received*	--	<b>102.3%</b>	--	97.5%	<b>101.0%</b>	+ 3.6%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	0.9	2.0	+ 122.2%	--	--	--

\* 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.

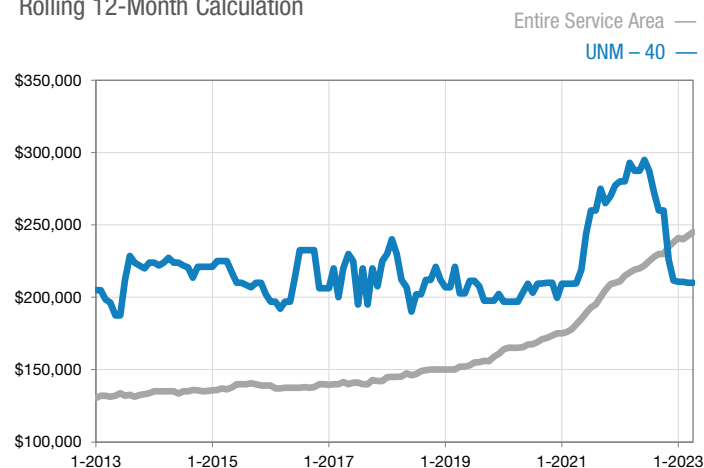
### Median Sales Price - Single-Family Detached

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.