

# Local Market Update for April 2023

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



## Near South Valley – 90

East of Coors Blvd SW, South of Central Ave / Cesar Chavez, West of I-25, North of Rio Bravo Blvd SW

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	20	11	- 45.0%	89	50	- 43.8%
Pending Sales	11	11	0.0%	73	48	- 34.2%
Closed Sales	21	9	- 57.1%	76	40	- 47.4%
Days on Market Until Sale	6	33	+ 450.0%	15	23	+ 53.3%
Median Sales Price*	\$238,000	<b>\$230,000</b>	- 3.4%	\$203,500	<b>\$225,000</b>	+ 10.6%
Average Sales Price*	\$239,006	<b>\$243,944</b>	+ 2.1%	\$220,795	<b>\$248,775</b>	+ 12.7%
Percent of List Price Received*	102.5%	<b>98.9%</b>	- 3.5%	100.4%	<b>98.8%</b>	- 1.6%
Inventory of Homes for Sale	26	9	- 65.4%	--	--	--
Months Supply of Inventory	1.6	<b>0.6</b>	- 62.5%	--	--	--

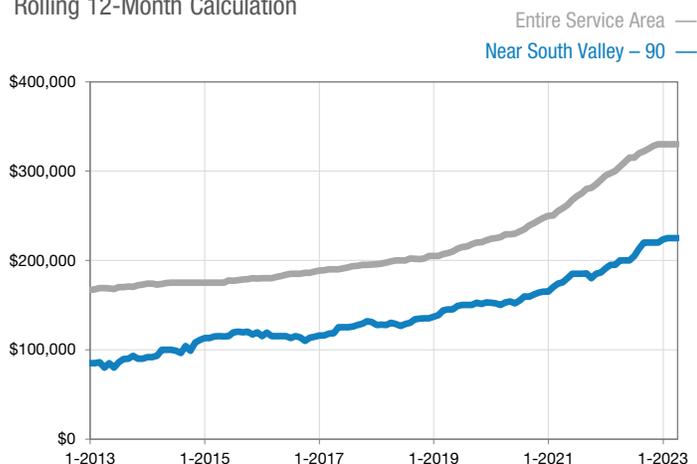
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	4	2	- 50.0%	9	2	- 77.8%
Pending Sales	1	1	0.0%	5	3	- 40.0%
Closed Sales	1	0	- 100.0%	2	2	0.0%
Days on Market Until Sale	3	--	--	2	69	+ 3350.0%
Median Sales Price*	\$164,900	--	--	\$169,950	<b>\$128,500</b>	- 24.4%
Average Sales Price*	\$164,900	--	--	\$169,950	<b>\$128,500</b>	- 24.4%
Percent of List Price Received*	103.1%	--	--	98.9%	<b>96.6%</b>	- 2.3%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.8	<b>0.8</b>	- 55.6%	--	--	--

\* 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.

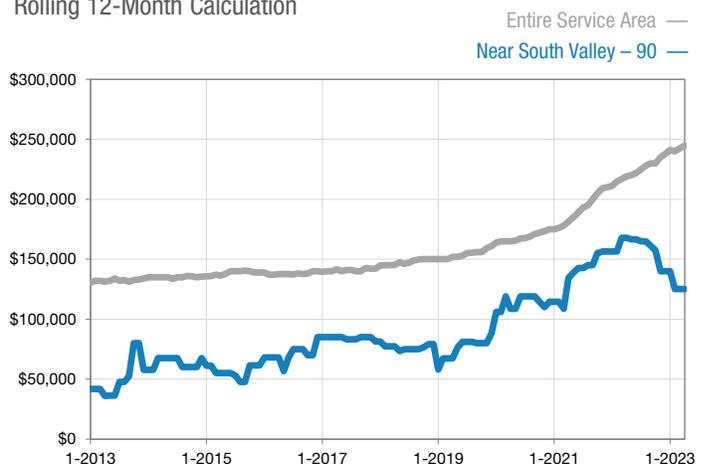
### Median Sales Price - Single-Family Detached

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.