

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	19	11	- 42.1%	60	54	- 10.0%
Pending Sales	10	13	+ 30.0%	54	46	- 14.8%
Closed Sales	10	6	- 40.0%	54	34	- 37.0%
Days on Market Until Sale	23	4	- 82.6%	28	16	- 42.9%
Median Sales Price*	\$517,500	\$433,750	- 16.2%	\$432,500	\$403,750	- 6.6%
Average Sales Price*	\$487,634	\$456,167	- 6.5%	\$460,364	\$444,569	- 3.4%
Percent of List Price Received*	104.5%	101.3%	- 3.1%	102.5%	99.6%	- 2.8%
Inventory of Homes for Sale	18	12	- 33.3%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--

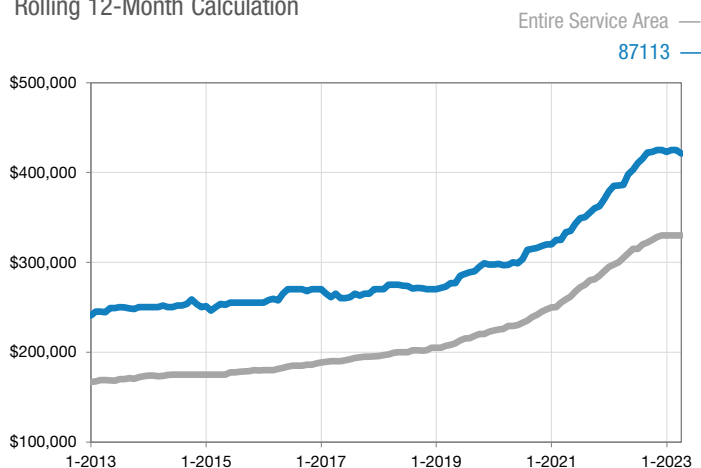
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	6	2	- 66.7%	13	6	- 53.8%
Pending Sales	5	4	- 20.0%	13	6	- 53.8%
Closed Sales	5	1	- 80.0%	10	1	- 90.0%
Days on Market Until Sale	3	17	+ 466.7%	2	17	+ 750.0%
Median Sales Price*	\$240,000	\$255,000	+ 6.3%	\$235,500	\$255,000	+ 8.3%
Average Sales Price*	\$261,000	\$255,000	- 2.3%	\$247,500	\$255,000	+ 3.0%
Percent of List Price Received*	104.1%	98.5%	- 5.4%	104.1%	98.5%	- 5.4%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.3	--	--	--	--	--

* 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.

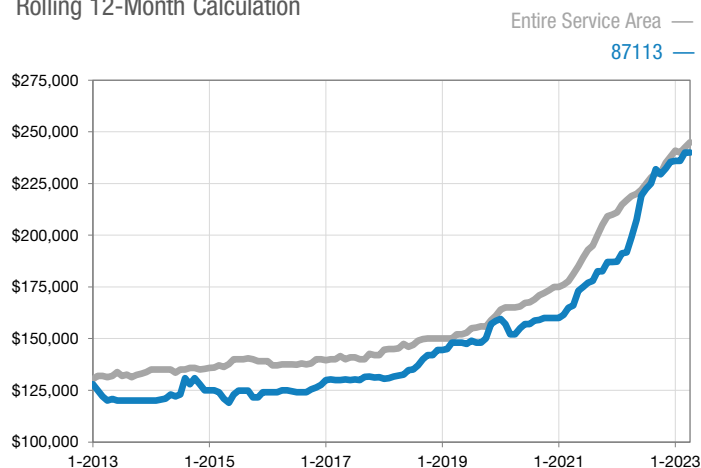
Median Sales Price - Single-Family Detached

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.