

Local Market Update for April 2023

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



87004

Single-Family Detached	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
Key Metrics						
New Listings	10	3	- 70.0%	30	21	- 30.0%
Pending Sales	5	7	+ 40.0%	24	26	+ 8.3%
Closed Sales	5	5	0.0%	32	21	- 34.4%
Days on Market Until Sale	6	4	- 33.3%	19	36	+ 89.5%
Median Sales Price*	\$385,000	\$345,000	- 10.4%	\$374,000	\$360,000	- 3.7%
Average Sales Price*	\$340,600	\$337,400	- 0.9%	\$358,766	\$351,710	- 2.0%
Percent of List Price Received*	101.3%	102.6%	+ 1.3%	99.5%	97.8%	- 1.7%
Inventory of Homes for Sale	11	4	- 63.6%	--	--	--
Months Supply of Inventory	1.6	0.5	- 68.8%	--	--	--

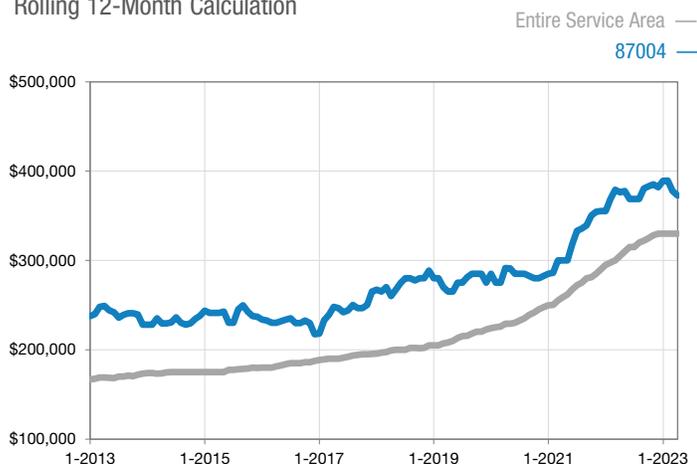
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
Key Metrics						
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	4	--	--	4	--	--
Median Sales Price*	\$170,000	--	--	\$170,000	--	--
Average Sales Price*	\$170,000	--	--	\$170,000	--	--
Percent of List Price Received*	100.0%	--	--	100.0%	--	--
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.

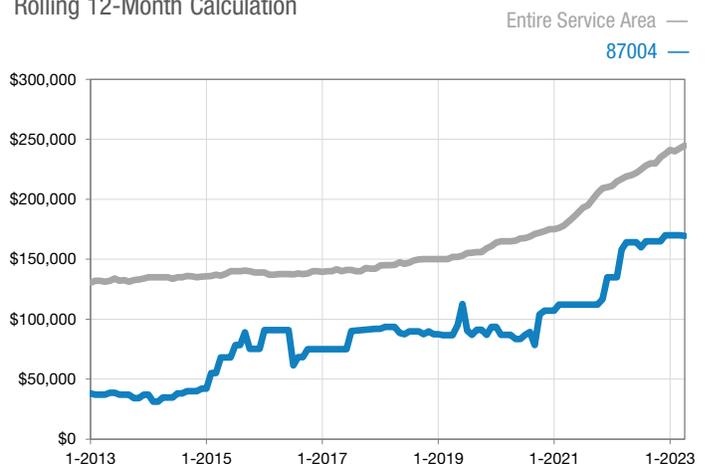
Median Sales Price - Single-Family Detached

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.