

Local Market Update for April 2023

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



Northwest Heights – 110

East of Paseo del Volcan, South of Paseo del Norte Blvd NE, West of Coors Blvd NW / Rio Grande River, North of Unser Blvd NW

Single-Family Detached	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
Key Metrics						
New Listings	73	68	- 6.8%	294	233	- 20.7%
Pending Sales	66	57	- 13.6%	258	201	- 22.1%
Closed Sales	71	54	- 23.9%	229	178	- 22.3%
Days on Market Until Sale	18	32	+ 77.8%	18	32	+ 77.8%
Median Sales Price*	\$413,000	\$391,500	- 5.2%	\$380,000	\$394,000	+ 3.7%
Average Sales Price*	\$462,582	\$429,353	- 7.2%	\$433,553	\$420,560	- 3.0%
Percent of List Price Received*	101.4%	99.7%	- 1.7%	101.4%	99.8%	- 1.6%
Inventory of Homes for Sale	60	81	+ 35.0%	--	--	--
Months Supply of Inventory	0.9	1.5	+ 66.7%	--	--	--

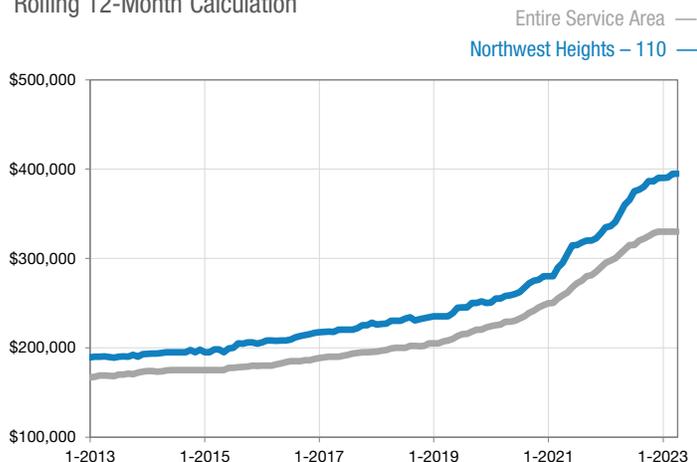
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
Key Metrics						
New Listings	5	2	- 60.0%	16	10	- 37.5%
Pending Sales	4	0	- 100.0%	12	9	- 25.0%
Closed Sales	4	3	- 25.0%	14	9	- 35.7%
Days on Market Until Sale	2	4	+ 100.0%	4	33	+ 725.0%
Median Sales Price*	\$220,000	\$416,500	+ 89.3%	\$244,250	\$390,000	+ 59.7%
Average Sales Price*	\$223,750	\$429,500	+ 92.0%	\$281,643	\$363,572	+ 29.1%
Percent of List Price Received*	105.1%	100.5%	- 4.4%	102.8%	98.4%	- 4.3%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	0.7	0.8	+ 14.3%	--	--	--

* 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.

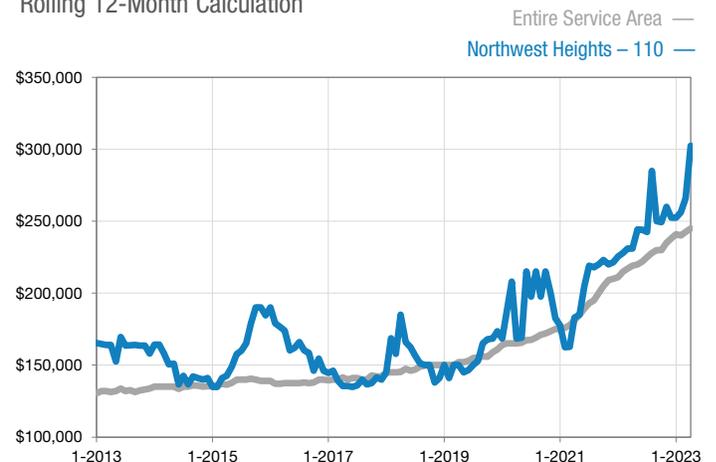
Median Sales Price - Single-Family Detached

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.