

# Local Market Update for April 2023

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



## Foothills South – 51

East of Tramway Blvd to mountains, South of Montgomery Blvd NE, North of I-40

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	16	11	- 31.3%	54	51	- 5.6%
Pending Sales	16	13	- 18.8%	49	54	+ 10.2%
Closed Sales	15	14	- 6.7%	46	54	+ 17.4%
Days on Market Until Sale	7	13	+ 85.7%	9	27	+ 200.0%
Median Sales Price*	\$470,000	<b>\$473,000</b>	+ 0.6%	\$415,000	<b>\$451,000</b>	+ 8.7%
Average Sales Price*	\$492,860	<b>\$459,855</b>	- 6.7%	\$430,905	<b>\$458,794</b>	+ 6.5%
Percent of List Price Received*	101.3%	<b>99.5%</b>	- 1.8%	102.9%	<b>99.1%</b>	- 3.7%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	0.5	<b>0.5</b>	0.0%	--	--	--

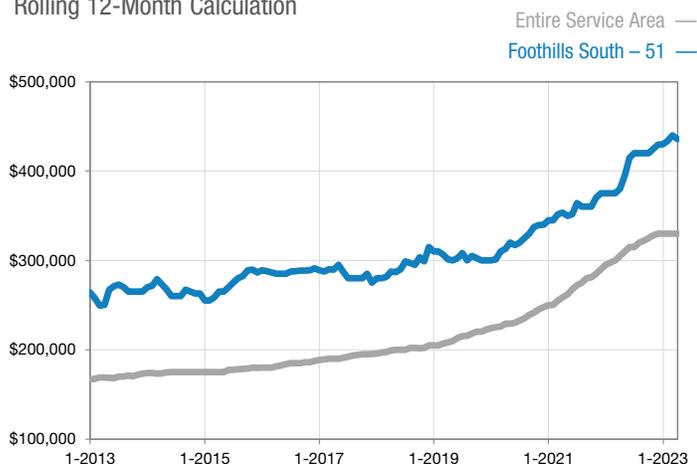
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
<b>Key Metrics</b>						
New Listings	8	2	- 75.0%	20	8	- 60.0%
Pending Sales	7	1	- 85.7%	19	6	- 68.4%
Closed Sales	6	1	- 83.3%	14	12	- 14.3%
Days on Market Until Sale	3	3	0.0%	3	29	+ 866.7%
Median Sales Price*	\$256,500	<b>\$208,000</b>	- 18.9%	\$266,000	<b>\$228,500</b>	- 14.1%
Average Sales Price*	\$283,000	<b>\$208,000</b>	- 26.5%	\$290,340	<b>\$234,554</b>	- 19.2%
Percent of List Price Received*	108.2%	<b>101.5%</b>	- 6.2%	105.6%	<b>100.0%</b>	- 5.3%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.2	<b>0.9</b>	+ 350.0%	--	--	--

\* 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.

### 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.