Local Market Update for April 2023

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

gaar

Foothills North – 31

East of Tramway Blvd to mountains, South of San Antonio Dr NE, North of Montgomery Blvd NE

Single-Family Detached

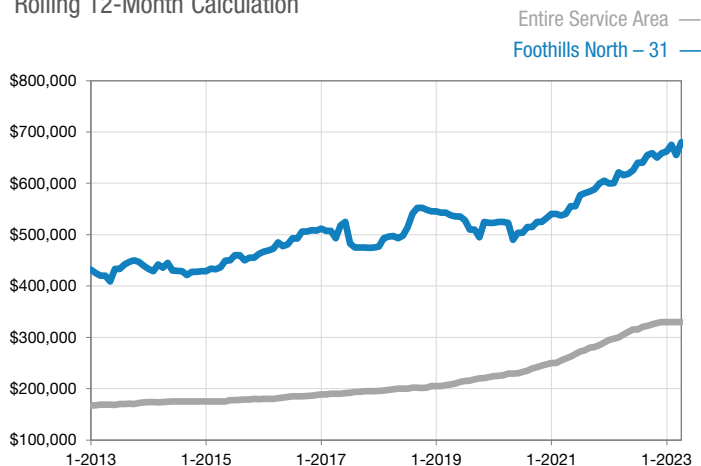| Key Metrics	April			Year to Date		
	2022	**2023**	Percent Change	**Thru 4-2022**	**Thru 4-2023**	Percent Change
New Listings	23	**8**	- 65.2%	58	**28**	- 51.7%
Pending Sales	15	**6**	- 60.0%	45	**22**	- 51.1%
Closed Sales	11	**7**	- 36.4%	37	**20**	- 45.9%
Days on Market Until Sale	9	**16**	+ 77.8%	15	**15**	0.0%
Median Sales Price*	$600,000	**$620,000**	+ 3.3%	$616,000	**$615,000**	- 0.2%
Average Sales Price*	$622,409	**$689,286**	+ 10.7%	$699,730	**$726,450**	+ 3.8%
Percent of List Price Received*	104.5%	**100.4%**	- 3.9%	102.9%	**99.1%**	- 3.7%
Inventory of Homes for Sale	14	**11**	- 21.4%	--	**--**	--
Months Supply of Inventory	1.3	**1.5**	+ 15.4%	--	**--**	--

* 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

Key Metrics	April			Year to Date		
	2022	**2023**	Percent Change	**Thru 4-2022**	**Thru 4-2023**	Percent Change
New Listings	1	**0**	- 100.0%	5	**2**	- 60.0%
Pending Sales	3	**1**	- 66.7%	5	**3**	- 40.0%
Closed Sales	1	**1**	0.0%	3	**3**	0.0%
Days on Market Until Sale	3	**21**	+ 600.0%	5	**23**	+ 360.0%
Median Sales Price*	$516,000	**$335,000**	- 35.1%	$501,100	**$337,500**	- 32.6%
Average Sales Price*	$516,000	**$335,000**	- 35.1%	$478,033	**$464,167**	- 2.9%
Percent of List Price Received*	108.6%	**100.0%**	- 7.9%	103.8%	**98.8%**	- 4.8%
Inventory of Homes for Sale	0	**0**	0.0%	--	**--**	--
Months Supply of Inventory	--	**--**	--	--	**--**	--

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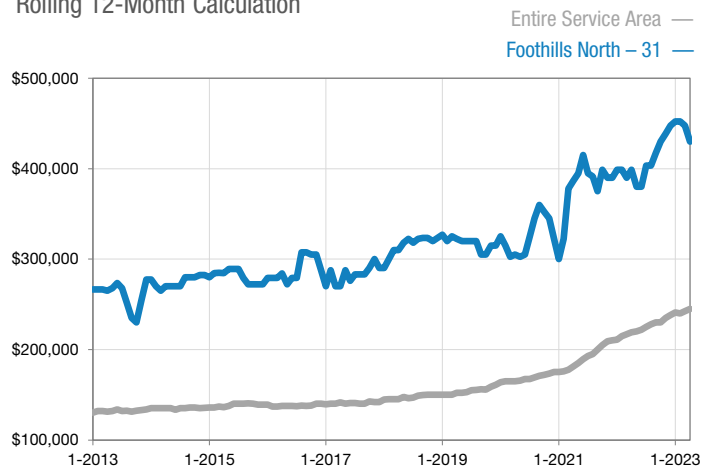
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Foothills North – 31 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
Foothills North – 31 —

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.