Local Market Update for April 2023

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

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Single-Family Detached

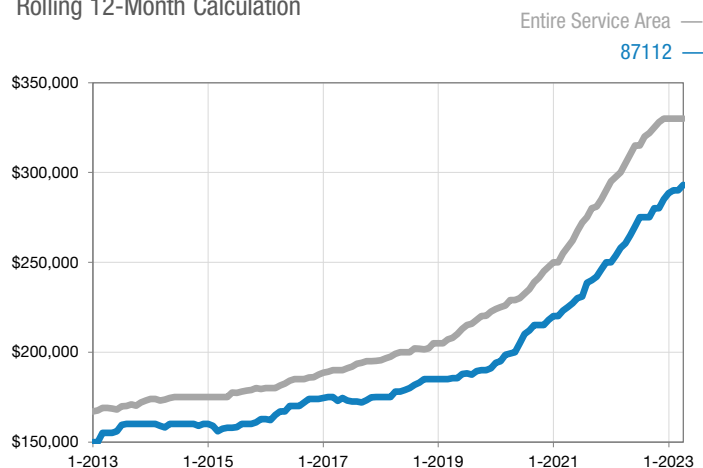| Key Metrics	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	76	34	- 55.3%	218	139	- 36.2%
Pending Sales	62	41	- 33.9%	196	151	- 23.0%
Closed Sales	46	36	- 21.7%	168	143	- 14.9%
Days on Market Until Sale	7	13	+ 85.7%	10	25	+ 150.0%
Median Sales Price*	$282,500	$312,450	+ 10.6%	$275,000	$295,000	+ 7.3%
Average Sales Price*	$328,478	$342,767	+ 4.4%	$300,109	$320,844	+ 6.9%
Percent of List Price Received*	104.0%	99.9%	- 3.9%	102.8%	98.9%	- 3.8%
Inventory of Homes for Sale	36	14	- 61.1%	--	--	--
Months Supply of Inventory	0.7	0.3	- 57.1%	--	--	--

* 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	8	3	- 62.5%	20	20	0.0%
Pending Sales	10	3	- 70.0%	18	17	- 5.6%
Closed Sales	6	6	0.0%	13	25	+ 92.3%
Days on Market Until Sale	3	23	+ 666.7%	3	24	+ 700.0%
Median Sales Price*	$235,000	$216,500	- 7.9%	$250,000	$245,000	- 2.0%
Average Sales Price*	$206,167	$192,630	- 6.6%	$232,608	$226,237	- 2.7%
Percent of List Price Received*	106.5%	104.6%	- 1.8%	103.5%	100.8%	- 2.6%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.1	0.8	+ 700.0%	--	--	--

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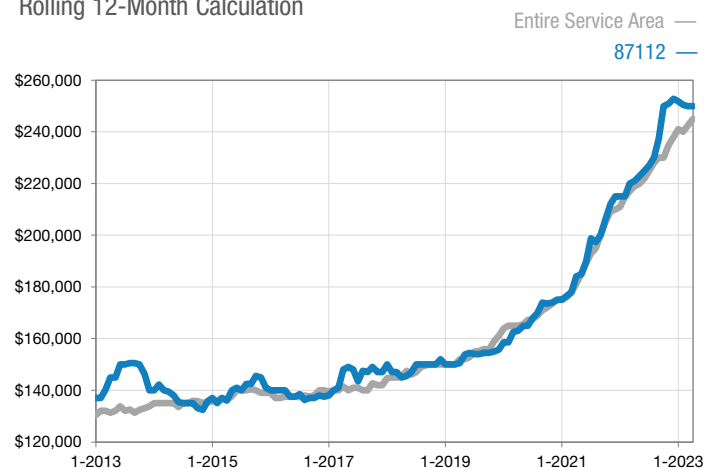
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
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Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
87112 —

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.