

Local Market Update for April 2023

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



87114

Single-Family Detached	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
Key Metrics						
New Listings	128	62	- 51.6%	389	260	- 33.2%
Pending Sales	103	65	- 36.9%	352	269	- 23.6%
Closed Sales	88	55	- 37.5%	309	229	- 25.9%
Days on Market Until Sale	6	23	+ 283.3%	10	30	+ 200.0%
Median Sales Price*	\$355,000	\$355,000	0.0%	\$342,900	\$345,000	+ 0.6%
Average Sales Price*	\$392,374	\$374,380	- 4.6%	\$371,310	\$368,209	- 0.8%
Percent of List Price Received*	103.2%	100.5%	- 2.6%	102.2%	99.8%	- 2.3%
Inventory of Homes for Sale	68	49	- 27.9%	--	--	--
Months Supply of Inventory	0.7	0.7	0.0%	--	--	--

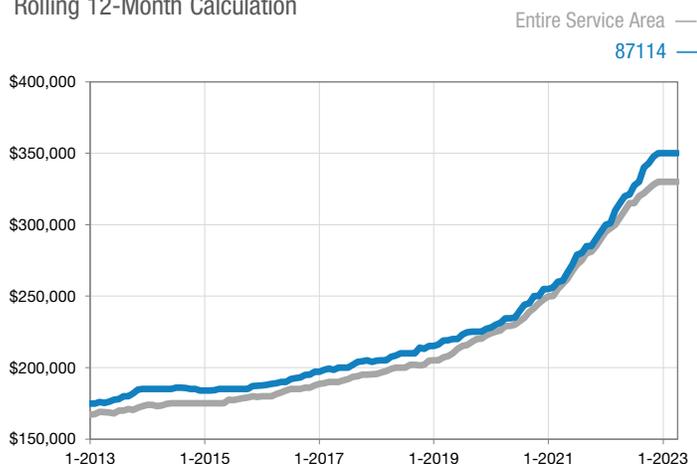
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
Key Metrics						
New Listings	4	2	- 50.0%	17	7	- 58.8%
Pending Sales	3	3	0.0%	15	7	- 53.3%
Closed Sales	5	0	- 100.0%	18	5	- 72.2%
Days on Market Until Sale	2	--	--	2	26	+ 1200.0%
Median Sales Price*	\$204,500	--	--	\$186,915	\$253,750	+ 35.8%
Average Sales Price*	\$224,000	--	--	\$199,435	\$256,250	+ 28.5%
Percent of List Price Received*	101.1%	--	--	104.0%	100.3%	- 3.6%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.5	0.3	- 40.0%	--	--	--

* 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.

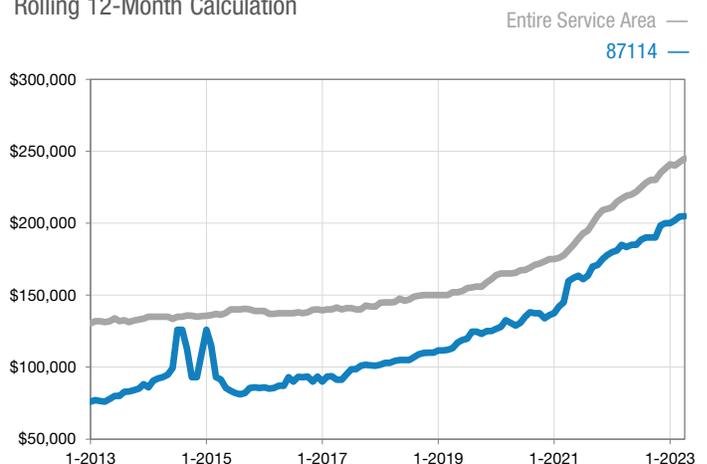
Median Sales Price - Single-Family Detached

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.