

Local Market Update for April 2023

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



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Single-Family Detached	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
Key Metrics						
New Listings	54	34	- 37.0%	190	124	- 34.7%
Pending Sales	45	33	- 26.7%	170	116	- 31.8%
Closed Sales	50	30	- 40.0%	160	104	- 35.0%
Days on Market Until Sale	7	26	+ 271.4%	13	30	+ 130.8%
Median Sales Price*	\$355,000	\$367,500	+ 3.5%	\$327,000	\$369,000	+ 12.8%
Average Sales Price*	\$366,227	\$409,737	+ 11.9%	\$349,808	\$394,682	+ 12.8%
Percent of List Price Received*	101.8%	99.1%	- 2.7%	102.5%	98.8%	- 3.6%
Inventory of Homes for Sale	34	28	- 17.6%	--	--	--
Months Supply of Inventory	0.7	0.9	+ 28.6%	--	--	--

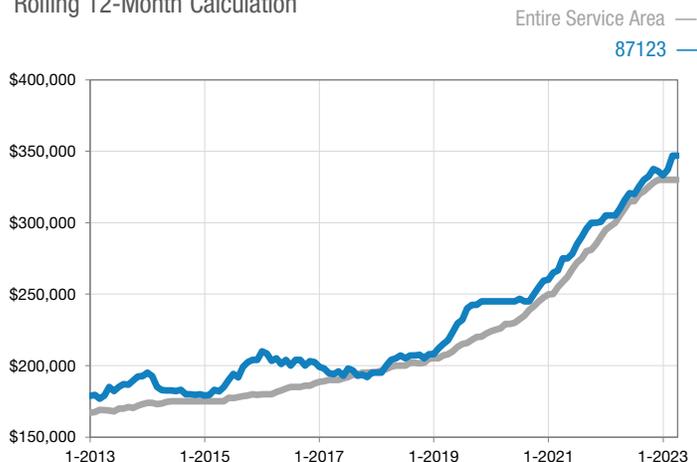
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
Key Metrics						
New Listings	11	15	+ 36.4%	36	29	- 19.4%
Pending Sales	9	10	+ 11.1%	39	24	- 38.5%
Closed Sales	10	7	- 30.0%	38	23	- 39.5%
Days on Market Until Sale	21	12	- 42.9%	20	13	- 35.0%
Median Sales Price*	\$262,000	\$250,000	- 4.6%	\$272,000	\$235,900	- 13.3%
Average Sales Price*	\$266,040	\$250,214	- 5.9%	\$272,744	\$247,448	- 9.3%
Percent of List Price Received*	104.8%	99.3%	- 5.2%	103.4%	99.9%	- 3.4%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	0.5	0.7	+ 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.

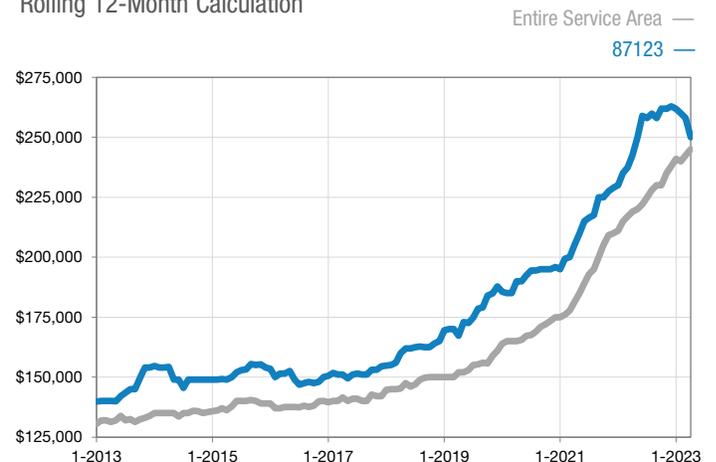
Median Sales Price - Single-Family Detached

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.