Local Market Update for April 2023

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

gaar

Fairgrounds – 70

East of San Mateo Blvd NE, South of I-40, West of Wyoming Blvd NE, North of Central Ave

Single-Family Detached

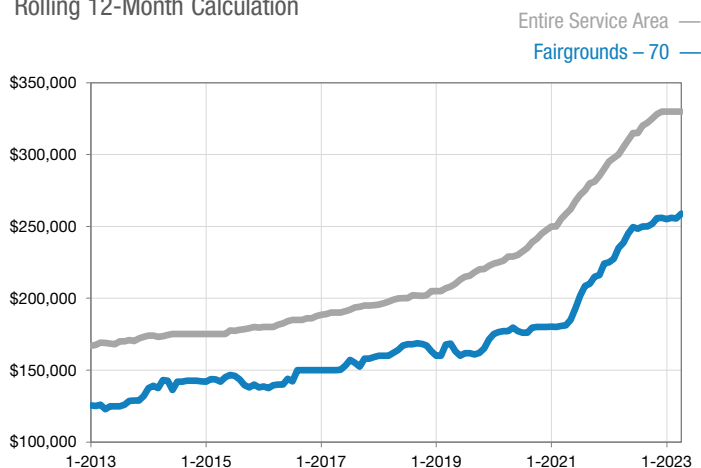| Key Metrics	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	18	11	- 38.9%	55	41	- 25.5%
Pending Sales	15	11	- 26.7%	56	36	- 35.7%
Closed Sales	11	9	- 18.2%	55	27	- 50.9%
Days on Market Until Sale	4	8	+ 100.0%	13	21	+ 61.5%
Median Sales Price*	$250,000	$274,900	+ 10.0%	$253,500	$260,000	+ 2.6%
Average Sales Price*	$241,673	$251,100	+ 3.9%	$254,890	$257,093	+ 0.9%
Percent of List Price Received*	104.4%	103.0%	- 1.3%	102.7%	101.3%	- 1.4%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	0.5	0.6	+ 20.0%	--	--	--

* 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

Key Metrics	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	0	0	0.0%	2	4	+ 100.0%
Pending Sales	0	2	--	1	4	+ 300.0%
Closed Sales	0	1	--	1	3	+ 200.0%
Days on Market Until Sale	--	4	--	3	3	0.0%
Median Sales Price*	--	$266,000	--	$117,000	$249,000	+ 112.8%
Average Sales Price*	--	$266,000	--	$117,000	$254,667	+ 117.7%
Percent of List Price Received*	--	98.9%	--	106.4%	99.6%	- 6.4%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.5	--	--	--	--	--

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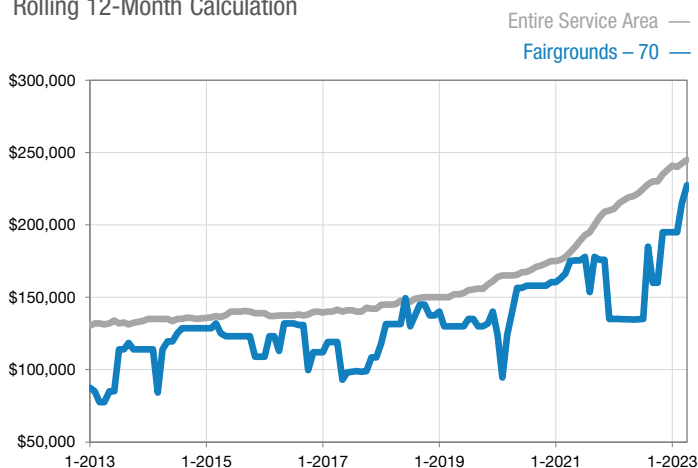
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Fairgrounds – 70 —

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

Entire Service Area —
Fairgrounds – 70 —

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.