

Local Market Update for April 2023

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



UNM South – 42

East of I-25, South of Central Ave, West of San Mateo Blvd NE, North of Kirtland AFB

Single-Family Detached	April			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	24	15	- 37.5%	72	54	- 25.0%
Pending Sales	20	12	- 40.0%	62	50	- 19.4%
Closed Sales	10	7	- 30.0%	56	40	- 28.6%
Days on Market Until Sale	5	27	+ 440.0%	19	41	+ 115.8%
Median Sales Price*	\$380,500	\$355,000	- 6.7%	\$341,500	\$296,250	- 13.3%
Average Sales Price*	\$417,830	\$364,643	- 12.7%	\$364,730	\$327,344	- 10.3%
Percent of List Price Received*	104.2%	99.9%	- 4.1%	102.4%	98.3%	- 4.0%
Inventory of Homes for Sale	13	16	+ 23.1%	--	--	--
Months Supply of Inventory	0.7	1.2	+ 71.4%	--	--	--

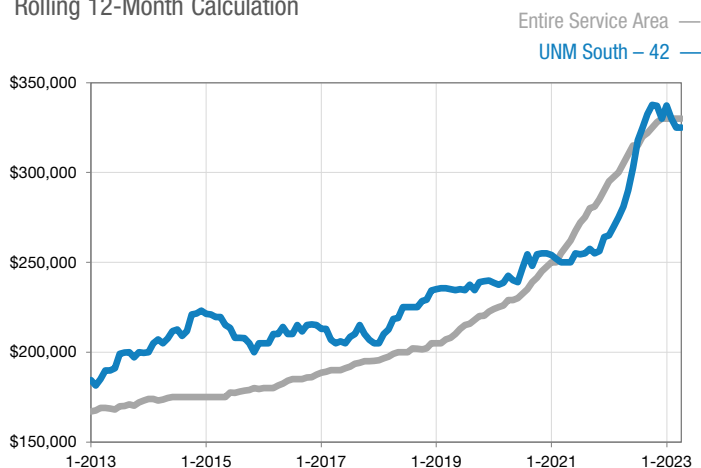
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	4	4	0.0%	17	11	- 35.3%
Pending Sales	5	5	0.0%	17	15	- 11.8%
Closed Sales	5	3	- 40.0%	16	12	- 25.0%
Days on Market Until Sale	9	57	+ 533.3%	11	57	+ 418.2%
Median Sales Price*	\$360,000	\$139,000	- 61.4%	\$136,000	\$122,000	- 10.3%
Average Sales Price*	\$264,600	\$196,167	- 25.9%	\$200,288	\$179,117	- 10.6%
Percent of List Price Received*	99.5%	97.8%	- 1.7%	99.5%	97.3%	- 2.2%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.2	0.3	+ 50.0%	--	--	--

* 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.

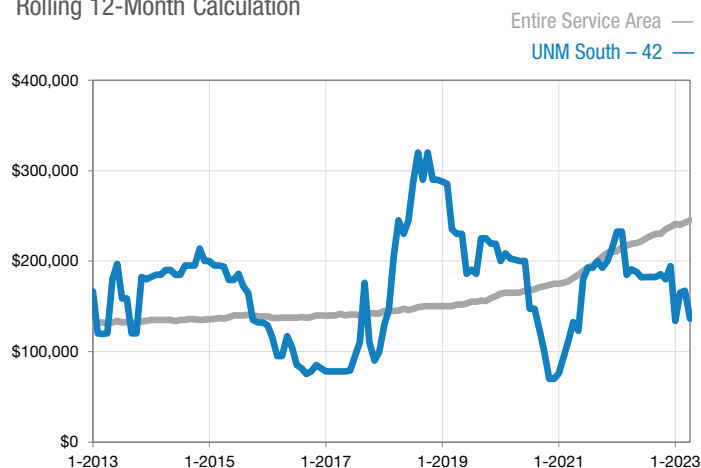
Median Sales Price - Single-Family Detached

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.