

Local Market Update for April 2023

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



87109

Single-Family Detached	April			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	38	26	- 31.6%	101	91	- 9.9%
Pending Sales	30	24	- 20.0%	86	95	+ 10.5%
Closed Sales	28	25	- 10.7%	88	78	- 11.4%
Days on Market Until Sale	8	6	- 25.0%	8	18	+ 125.0%
Median Sales Price*	\$374,750	\$415,000	+ 10.7%	\$350,000	\$397,150	+ 13.5%
Average Sales Price*	\$396,273	\$442,762	+ 11.7%	\$369,010	\$411,075	+ 11.4%
Percent of List Price Received*	105.2%	101.3%	- 3.7%	102.6%	99.7%	- 2.8%
Inventory of Homes for Sale	15	13	- 13.3%	--	--	--
Months Supply of Inventory	0.6	0.6	0.0%	--	--	--

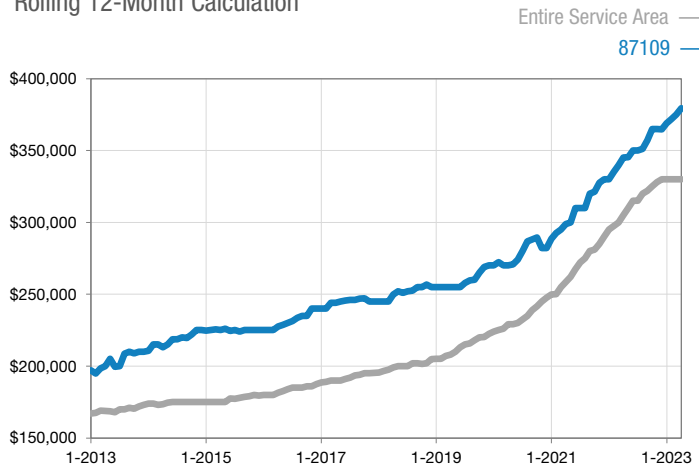
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	11	15	+ 36.4%	41	50	+ 22.0%
Pending Sales	7	9	+ 28.6%	40	45	+ 12.5%
Closed Sales	9	11	+ 22.2%	45	37	- 17.8%
Days on Market Until Sale	3	25	+ 733.3%	21	18	- 14.3%
Median Sales Price*	\$325,000	\$290,000	- 10.8%	\$205,000	\$269,255	+ 31.3%
Average Sales Price*	\$263,111	\$273,923	+ 4.1%	\$206,069	\$256,610	+ 24.5%
Percent of List Price Received*	103.2%	101.4%	- 1.7%	100.4%	100.7%	+ 0.3%
Inventory of Homes for Sale	9	11	+ 22.2%	--	--	--
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.

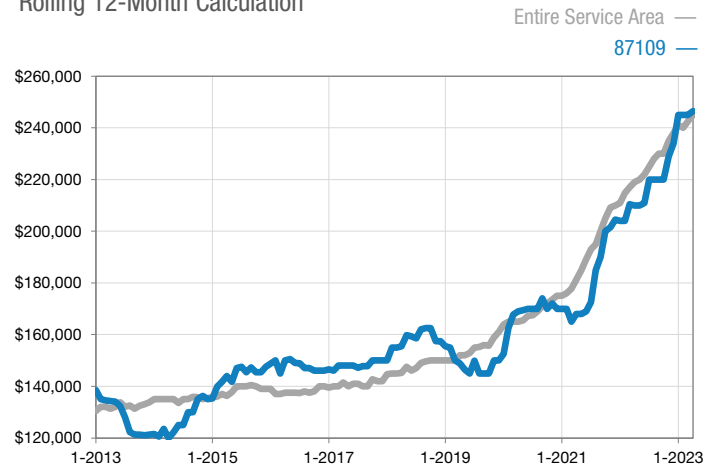
Median Sales Price - Single-Family Detached

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.