

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		
Key Metrics	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	44	22	- 50.0%	184	96	- 47.8%
Pending Sales	29	24	- 17.2%	148	89	- 39.9%
Closed Sales	41	19	- 53.7%	141	86	- 39.0%
Days on Market Until Sale	11	21	+ 90.9%	16	27	+ 68.8%
Median Sales Price*	\$245,000	\$300,000	+ 22.4%	\$229,000	\$280,000	+ 22.3%
Average Sales Price*	\$282,684	\$318,025	+ 12.5%	\$256,181	\$303,322	+ 18.4%
Percent of List Price Received*	100.7%	99.6%	- 1.1%	100.3%	98.6%	- 1.7%
Inventory of Homes for Sale	52	28	- 46.2%	--	--	--
Months Supply of Inventory	1.5	1.0	- 33.3%	--	--	--

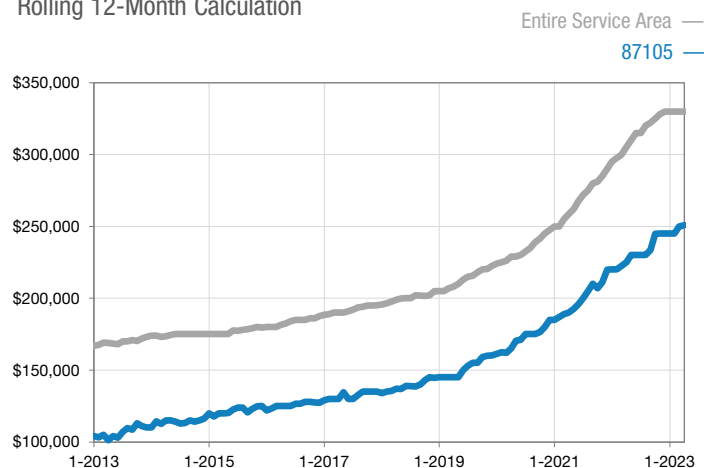
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	6	4	- 33.3%	16	8	- 50.0%
Pending Sales	1	2	+ 100.0%	10	9	- 10.0%
Closed Sales	2	2	0.0%	6	7	+ 16.7%
Days on Market Until Sale	2	5	+ 150.0%	3	25	+ 733.3%
Median Sales Price*	\$177,450	\$260,000	+ 46.5%	\$185,000	\$190,000	+ 2.7%
Average Sales Price*	\$177,450	\$260,000	+ 46.5%	\$193,650	\$199,714	+ 3.1%
Percent of List Price Received*	104.3%	104.3%	0.0%	101.0%	100.2%	- 0.8%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	2.4	0.9	- 62.5%	--	--	--

* 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.

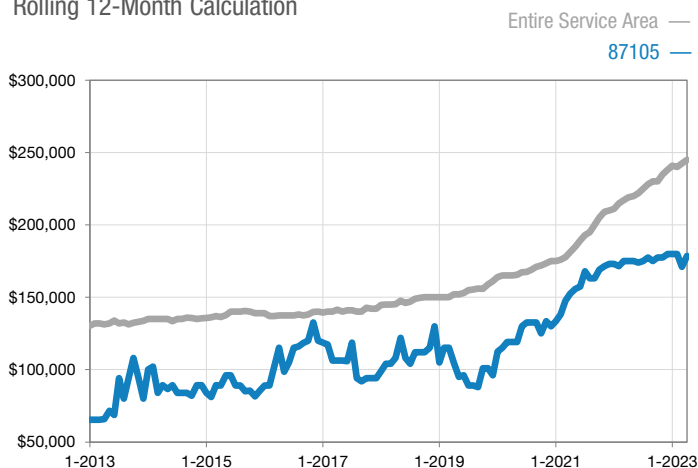
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.