

Local Market Update for April 2023

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



Zuzax, Tijeras – 240

North of Tijeras, South of Frost Rd, East of Gutierrez Canyon, West of Hwy 217

Single-Family Detached	April			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	10	7	- 30.0%	32	22	- 31.3%
Pending Sales	7	8	+ 14.3%	27	19	- 29.6%
Closed Sales	6	5	- 16.7%	25	14	- 44.0%
Days on Market Until Sale	6	32	+ 433.3%	17	34	+ 100.0%
Median Sales Price*	\$382,500	\$426,500	+ 11.5%	\$395,000	\$415,750	+ 5.3%
Average Sales Price*	\$384,167	\$511,400	+ 33.1%	\$433,938	\$487,571	+ 12.4%
Percent of List Price Received*	102.0%	95.9%	- 6.0%	99.6%	97.2%	- 2.4%
Inventory of Homes for Sale	9	6	- 33.3%	--	--	--
Months Supply of Inventory	1.2	1.0	- 16.7%	--	--	--

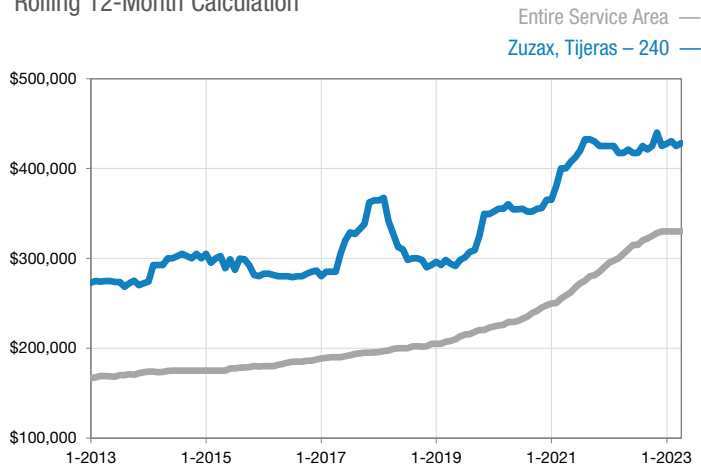
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

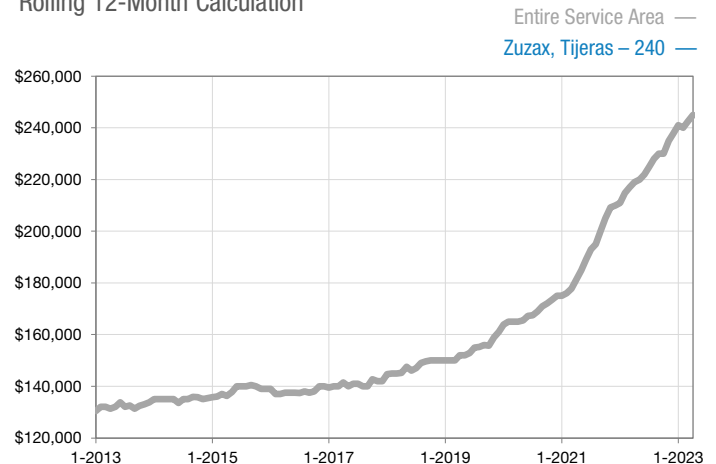
Median Sales Price - Single-Family Detached

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.