Local Market Update for April 2023

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

gaar

Valley Farms – 91

East of Coors Blvd SW, South of Rio Bravo Blvd SW, West / North of I-25

Single-Family Detached

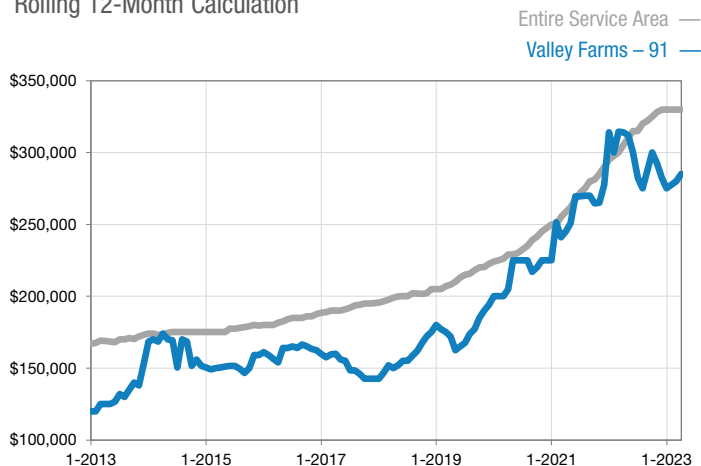| Key Metrics	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	18	7	- 61.1%	47	30	- 36.2%
Pending Sales	11	5	- 54.5%	32	24	- 25.0%
Closed Sales	9	5	- 44.4%	25	26	+ 4.0%
Days on Market Until Sale	26	33	+ 26.9%	23	39	+ 69.6%
Median Sales Price*	$275,000	$360,000	+ 30.9%	$300,000	$312,500	+ 4.2%
Average Sales Price*	$430,667	$415,400	- 3.5%	$367,780	$358,096	- 2.6%
Percent of List Price Received*	98.7%	101.7%	+ 3.0%	99.4%	97.6%	- 1.8%
Inventory of Homes for Sale	15	14	- 6.7%	--	--	--
Months Supply of Inventory	1.9	2.0	+ 5.3%	--	--	--

* 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

Key Metrics	April			Year to Date		
	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.
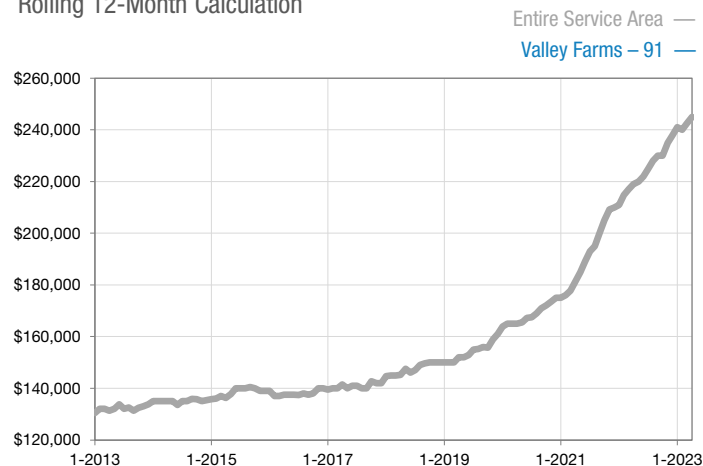
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Valley Farms – 91 —

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

Entire Service Area —
Valley Farms – 91 —

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.