

Local Market Update for April 2023

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



Meadow Lake, El Cerro Mission, Monterrey Park – 720

North of Rio del Oro Loop Subdivision, South of Isleta Reservation, East of Manzano Expy to Manzano Mountains

Single-Family Detached	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
Key Metrics						
New Listings	1	0	- 100.0%	5	2	- 60.0%
Pending Sales	0	0	0.0%	3	4	+ 33.3%
Closed Sales	2	1	- 50.0%	3	3	0.0%
Days on Market Until Sale	11	4	- 63.6%	29	70	+ 141.4%
Median Sales Price*	\$186,750	\$299,900	+ 60.6%	\$203,500	\$158,700	- 22.0%
Average Sales Price*	\$186,750	\$299,900	+ 60.6%	\$216,167	\$167,533	- 22.5%
Percent of List Price Received*	100.9%	100.0%	- 0.9%	98.9%	96.8%	- 2.1%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.3	0.8	- 38.5%	--	--	--

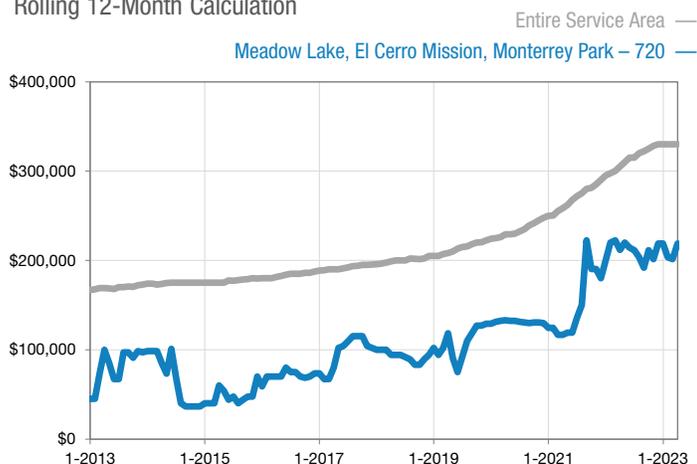
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
Key Metrics						
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.

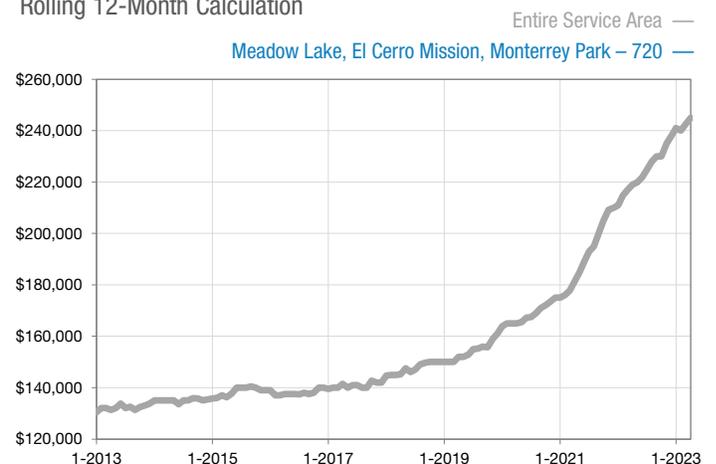
Median Sales Price - Single-Family Detached

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.