

Local Market Update for April 2023

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



Bernalillo / Algodones – 170

East of Rio Rancho Blvd, South of Rio Grande River, West of I-25, North of Sandia Reservation

Single-Family Detached	April			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	9	3	- 66.7%	31	22	- 29.0%
Pending Sales	5	8	+ 60.0%	26	28	+ 7.7%
Closed Sales	6	5	- 16.7%	33	22	- 33.3%
Days on Market Until Sale	8	4	- 50.0%	22	43	+ 95.5%
Median Sales Price*	\$397,500	\$345,000	- 13.2%	\$380,000	\$362,450	- 4.6%
Average Sales Price*	\$398,000	\$337,400	- 15.2%	\$387,203	\$353,223	- 8.8%
Percent of List Price Received*	100.7%	102.6%	+ 1.9%	99.8%	97.8%	- 2.0%
Inventory of Homes for Sale	10	4	- 60.0%	--	--	--
Months Supply of Inventory	1.4	0.5	- 64.3%	--	--	--

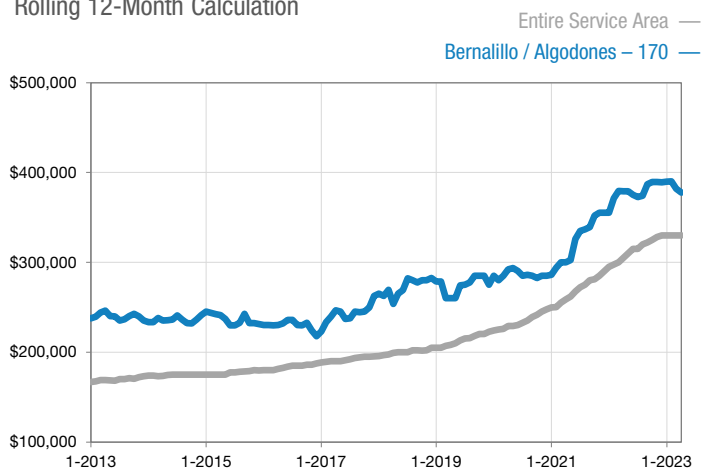
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	4	--	--	4	--	--
Median Sales Price*	\$170,000	--	--	\$170,000	--	--
Average Sales Price*	\$170,000	--	--	\$170,000	--	--
Percent of List Price Received*	100.0%	--	--	100.0%	--	--
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.

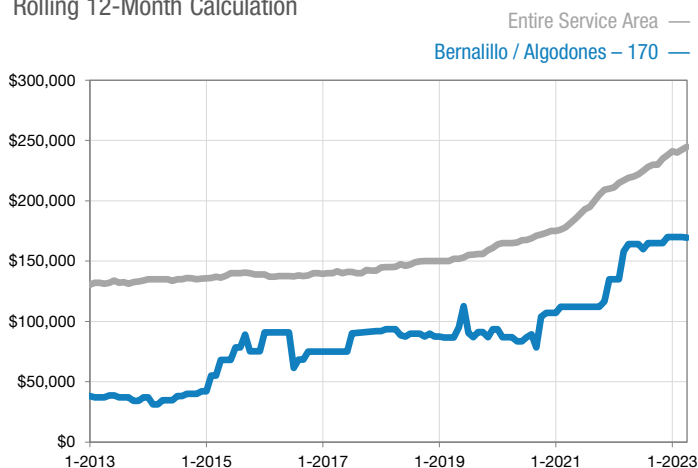
Median Sales Price - Single-Family Detached

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.