

Local Market Update for March 2023

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



87105

Single-Family Detached	March			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
New Listings	58	25	- 56.9%	140	74	- 47.1%
Pending Sales	52	21	- 59.6%	119	69	- 42.0%
Closed Sales	44	21	- 52.3%	100	65	- 35.0%
Days on Market Until Sale	18	33	+ 83.3%	18	28	+ 55.6%
Median Sales Price*	\$212,500	\$320,000	+ 50.6%	\$220,000	\$280,000	+ 27.3%
Average Sales Price*	\$243,691	\$344,458	+ 41.4%	\$245,315	\$299,950	+ 22.3%
Percent of List Price Received*	100.6%	94.9%	- 5.7%	100.1%	98.4%	- 1.7%
Inventory of Homes for Sale	41	28	- 31.7%	--	--	--
Months Supply of Inventory	1.2	1.0	- 16.7%	--	--	--

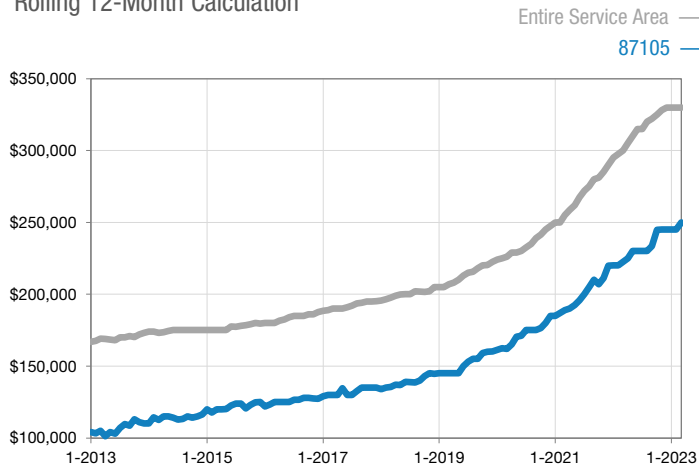
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
New Listings	8	2	- 75.0%	10	4	- 60.0%
Pending Sales	7	2	- 71.4%	9	7	- 22.2%
Closed Sales	3	3	0.0%	4	5	+ 25.0%
Days on Market Until Sale	2	38	+ 1800.0%	4	33	+ 725.0%
Median Sales Price*	\$222,000	\$172,000	- 22.5%	\$201,000	\$172,000	- 14.4%
Average Sales Price*	\$209,000	\$192,000	- 8.1%	\$201,750	\$175,600	- 13.0%
Percent of List Price Received*	98.1%	100.3%	+ 2.2%	99.3%	98.5%	- 0.8%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.5	--	--	--	--	--

* 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.

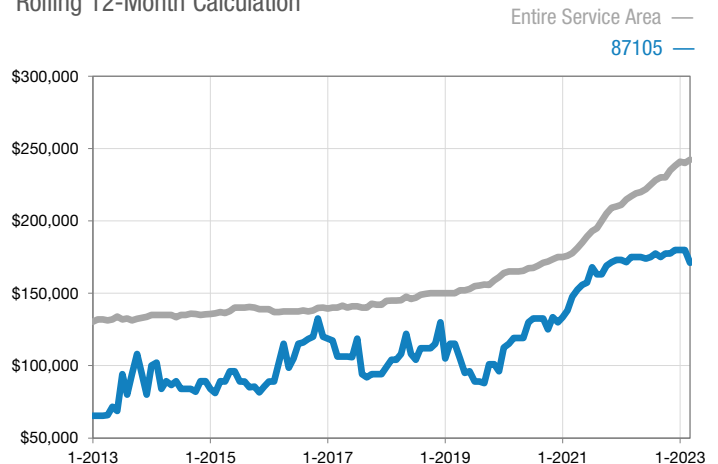
Median Sales Price - Single-Family Detached

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.