

Local Market Update for March 2023

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



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Single-Family Detached	March			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
New Listings	24	21	- 12.5%	71	61	- 14.1%
Pending Sales	23	20	- 13.0%	63	55	- 12.7%
Closed Sales	27	16	- 40.7%	66	49	- 25.8%
Days on Market Until Sale	13	22	+ 69.2%	19	31	+ 63.2%
Median Sales Price*	\$320,000	\$262,500	- 18.0%	\$264,250	\$260,000	- 1.6%
Average Sales Price*	\$350,287	\$271,768	- 22.4%	\$300,972	\$278,389	- 7.5%
Percent of List Price Received*	104.3%	99.6%	- 4.5%	102.3%	99.9%	- 2.3%
Inventory of Homes for Sale	14	18	+ 28.6%	--	--	--
Months Supply of Inventory	0.5	0.9	+ 80.0%	--	--	--

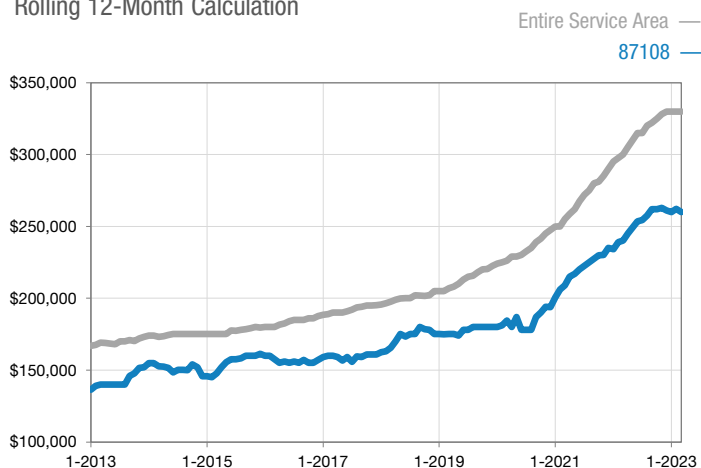
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
New Listings	5	1	- 80.0%	11	12	+ 9.1%
Pending Sales	3	1	- 66.7%	7	7	0.0%
Closed Sales	2	4	+ 100.0%	5	6	+ 20.0%
Days on Market Until Sale	5	4	- 20.0%	22	9	- 59.1%
Median Sales Price*	\$86,000	\$249,000	+ 189.5%	\$107,000	\$218,250	+ 104.0%
Average Sales Price*	\$86,000	\$270,125	+ 214.1%	\$125,400	\$215,250	+ 71.7%
Percent of List Price Received*	104.0%	97.5%	- 6.3%	101.3%	97.6%	- 3.7%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	1.2	1.7	+ 41.7%	--	--	--

* 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.

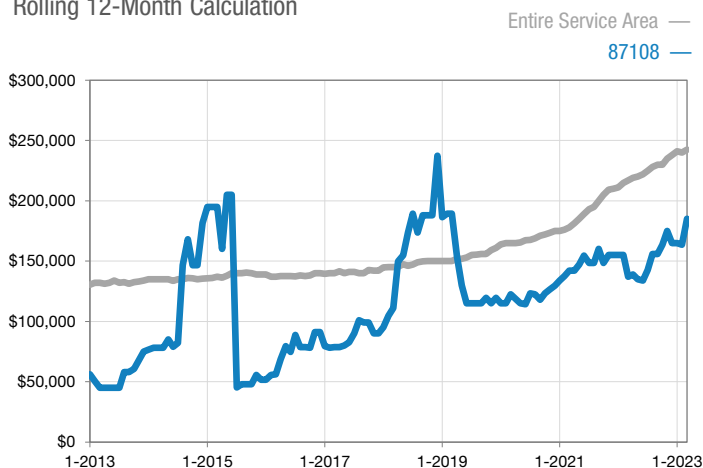
Median Sales Price - Single-Family Detached

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.