Local Market Update for March 2023

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

gaar

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Single-Family Detached

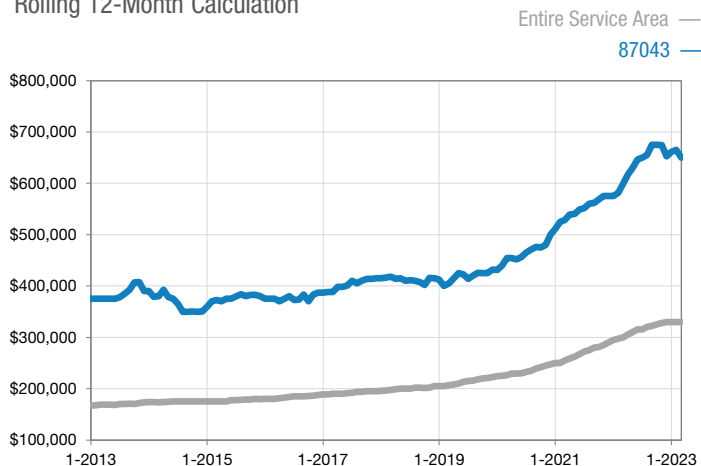| Key Metrics	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
New Listings	14	9	- 35.7%	35	29	- 17.1%
Pending Sales	6	12	+ 100.0%	24	22	- 8.3%
Closed Sales	15	9	- 40.0%	35	18	- 48.6%
Days on Market Until Sale	30	60	+ 100.0%	25	63	+ 152.0%
Median Sales Price*	$695,000	$456,000	- 34.4%	$674,000	$625,500	- 7.2%
Average Sales Price*	$777,368	$640,118	- 17.7%	$655,616	$630,559	- 3.8%
Percent of List Price Received*	101.5%	96.1%	- 5.3%	101.0%	97.4%	- 3.6%
Inventory of Homes for Sale	17	19	+ 11.8%	--	--	--
Months Supply of Inventory	1.4	2.2	+ 57.1%	--	--	--

* 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	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	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.
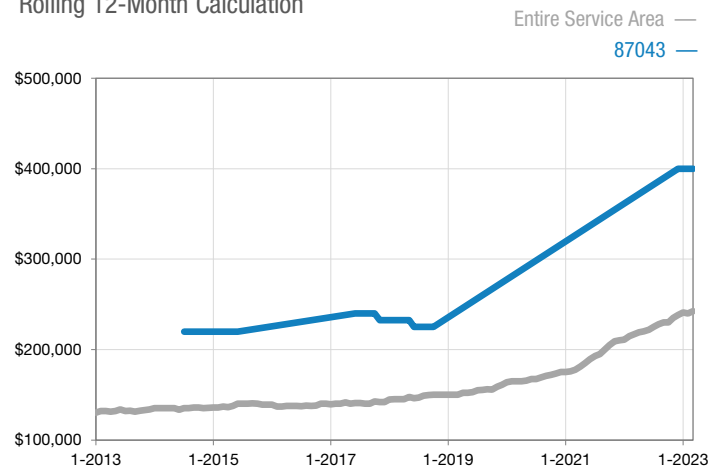
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
87043 —

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

Entire Service Area —
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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.