

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	16	19	+ 18.8%	41	43	+ 4.9%
Pending Sales	14	13	- 7.1%	44	34	- 22.7%
Closed Sales	17	14	- 17.6%	44	28	- 36.4%
Days on Market Until Sale	17	13	- 23.5%	30	19	- 36.7%
Median Sales Price*	\$379,000	\$401,500	+ 5.9%	\$421,500	\$401,500	- 4.7%
Average Sales Price*	\$440,366	\$427,846	- 2.8%	\$454,166	\$442,084	- 2.7%
Percent of List Price Received*	104.5%	99.5%	- 4.8%	102.1%	99.2%	- 2.8%
Inventory of Homes for Sale	10	15	+ 50.0%	--	--	--
Months Supply of Inventory	0.5	1.0	+ 100.0%	--	--	--

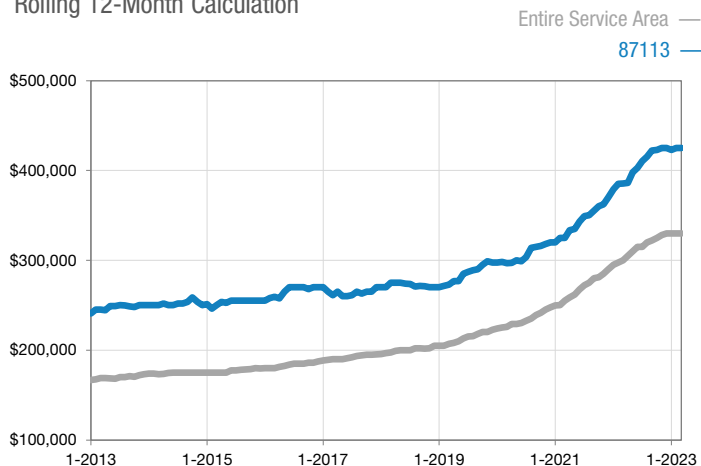
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
New Listings	4	2	- 50.0%	7	4	- 42.9%
Pending Sales	4	2	- 50.0%	8	2	- 75.0%
Closed Sales	2	0	- 100.0%	5	0	- 100.0%
Days on Market Until Sale	2	--	--	2	--	--
Median Sales Price*	\$222,500	--	--	\$222,000	--	--
Average Sales Price*	\$222,500	--	--	\$234,000	--	--
Percent of List Price Received*	101.2%	--	--	104.2%	--	--
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	--	0.8	--	--	--	--

* 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.

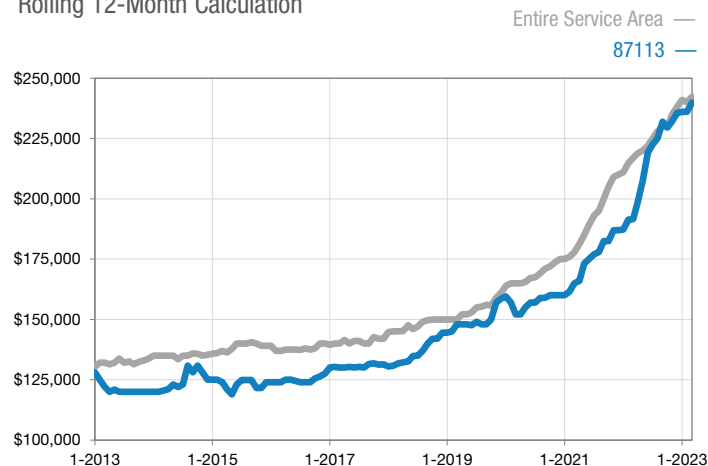
Median Sales Price - Single-Family Detached

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.