

Local Market Update for March 2023

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



87002

Single-Family Detached	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
Key Metrics						
New Listings	21	38	+ 81.0%	62	84	+ 35.5%
Pending Sales	22	34	+ 54.5%	74	76	+ 2.7%
Closed Sales	33	17	- 48.5%	81	48	- 40.7%
Days on Market Until Sale	49	80	+ 63.3%	32	55	+ 71.9%
Median Sales Price*	\$253,900	\$255,900	+ 0.8%	\$239,900	\$247,500	+ 3.2%
Average Sales Price*	\$273,513	\$281,406	+ 2.9%	\$249,939	\$257,958	+ 3.2%
Percent of List Price Received*	101.1%	97.7%	- 3.4%	100.4%	97.3%	- 3.1%
Inventory of Homes for Sale	40	53	+ 32.5%	--	--	--
Months Supply of Inventory	1.7	2.6	+ 52.9%	--	--	--

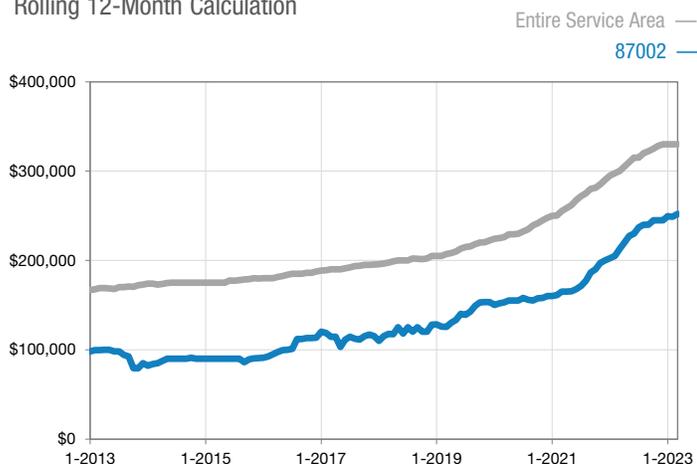
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
Key Metrics						
New Listings	0	4	--	3	10	+ 233.3%
Pending Sales	1	3	+ 200.0%	4	8	+ 100.0%
Closed Sales	2	3	+ 50.0%	8	6	- 25.0%
Days on Market Until Sale	8	16	+ 100.0%	11	14	+ 27.3%
Median Sales Price*	\$145,000	\$169,000	+ 16.6%	\$139,000	\$168,500	+ 21.2%
Average Sales Price*	\$145,000	\$181,000	+ 24.8%	\$134,963	\$167,833	+ 24.4%
Percent of List Price Received*	100.5%	100.9%	+ 0.4%	98.8%	100.3%	+ 1.5%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.5	0.4	- 20.0%	--	--	--

* 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.

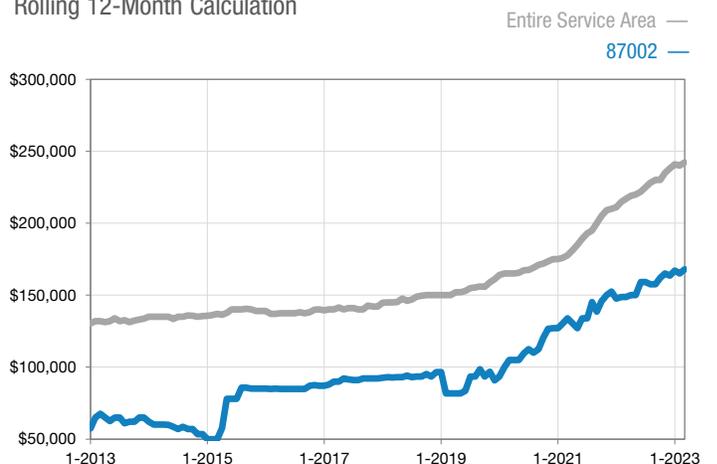
Median Sales Price - Single-Family Detached

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.