

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	34	41	+ 20.6%	72	72	0.0%
Pending Sales	25	28	+ 12.0%	69	57	- 17.4%
Closed Sales	23	19	- 17.4%	51	43	- 15.7%
Days on Market Until Sale	21	24	+ 14.3%	20	31	+ 55.0%
Median Sales Price*	\$739,900	\$550,000	- 25.7%	\$736,000	\$675,000	- 8.3%
Average Sales Price*	\$899,365	\$611,816	- 32.0%	\$794,499	\$716,016	- 9.9%
Percent of List Price Received*	101.9%	100.1%	- 1.8%	101.6%	98.5%	- 3.1%
Inventory of Homes for Sale	20	29	+ 45.0%	--	--	--
Months Supply of Inventory	0.7	1.4	+ 100.0%	--	--	--

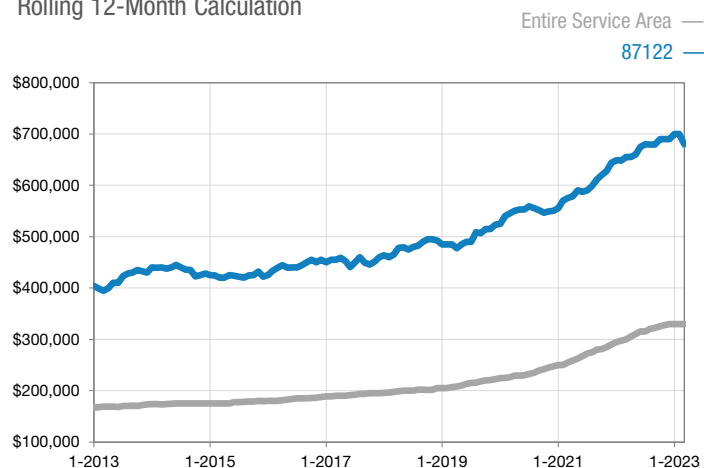
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
New Listings	1	1	0.0%	2	2	0.0%
Pending Sales	1	1	0.0%	2	2	0.0%
Closed Sales	1	1	0.0%	2	2	0.0%
Days on Market Until Sale	2	0	- 100.0%	2	6	+ 200.0%
Median Sales Price*	\$302,000	\$275,000	- 8.9%	\$363,500	\$287,950	- 20.8%
Average Sales Price*	\$302,000	\$275,000	- 8.9%	\$363,500	\$287,950	- 20.8%
Percent of List Price Received*	114.0%	91.7%	- 19.6%	108.2%	106.1%	- 1.9%
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.

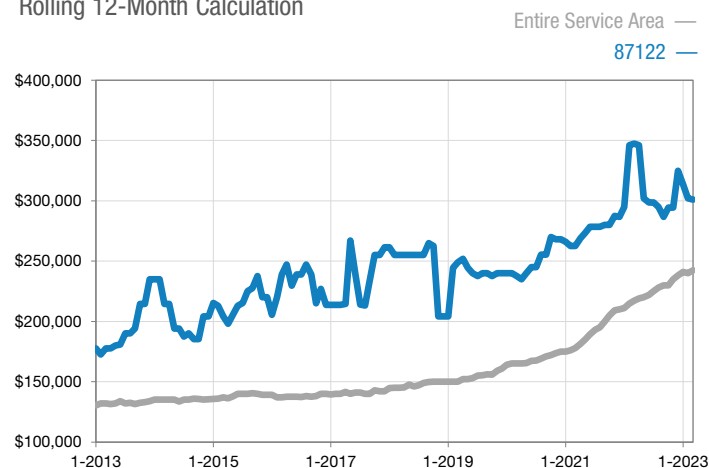
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.