

Local Market Update for March 2023

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



87104

Single-Family Detached	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
Key Metrics						
New Listings	10	2	- 80.0%	27	15	- 44.4%
Pending Sales	9	2	- 77.8%	28	15	- 46.4%
Closed Sales	11	6	- 45.5%	34	13	- 61.8%
Days on Market Until Sale	34	8	- 76.5%	35	18	- 48.6%
Median Sales Price*	\$500,000	\$392,500	- 21.5%	\$396,250	\$385,000	- 2.8%
Average Sales Price*	\$459,581	\$504,510	+ 9.8%	\$428,338	\$453,889	+ 6.0%
Percent of List Price Received*	102.5%	99.8%	- 2.6%	99.8%	96.9%	- 2.9%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	0.6	0.7	+ 16.7%	--	--	--

* 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.

Single-Family Attached	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
Key Metrics						
New Listings	2	2	0.0%	7	10	+ 42.9%
Pending Sales	0	2	--	9	11	+ 22.2%
Closed Sales	3	5	+ 66.7%	12	10	- 16.7%
Days on Market Until Sale	23	4	- 82.6%	20	18	- 10.0%
Median Sales Price*	\$225,000	\$386,000	+ 71.6%	\$266,000	\$352,969	+ 32.7%
Average Sales Price*	\$263,000	\$477,387	+ 81.5%	\$323,974	\$436,694	+ 34.8%
Percent of List Price Received*	102.7%	101.8%	- 0.9%	99.9%	97.6%	- 2.3%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.3	--	--	--	--	--

* 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.

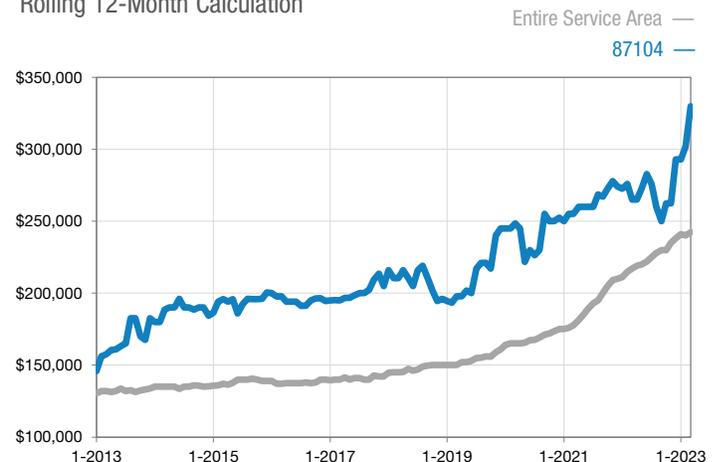
Median Sales Price - Single-Family Detached

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.