

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		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
Key Metrics						
New Listings	53	42	- 20.8%	142	103	- 27.5%
Pending Sales	49	42	- 14.3%	134	116	- 13.4%
Closed Sales	48	39	- 18.8%	122	107	- 12.3%
Days on Market Until Sale	10	26	+ 160.0%	11	29	+ 163.6%
Median Sales Price*	\$278,524	\$295,000	+ 5.9%	\$270,000	\$290,000	+ 7.4%
Average Sales Price*	\$305,666	\$312,572	+ 2.3%	\$289,412	\$313,468	+ 8.3%
Percent of List Price Received*	103.5%	99.7%	- 3.7%	102.4%	98.5%	- 3.8%
Inventory of Homes for Sale	24	18	- 25.0%	--	--	--
Months Supply of Inventory	0.5	0.4	- 20.0%	--	--	--

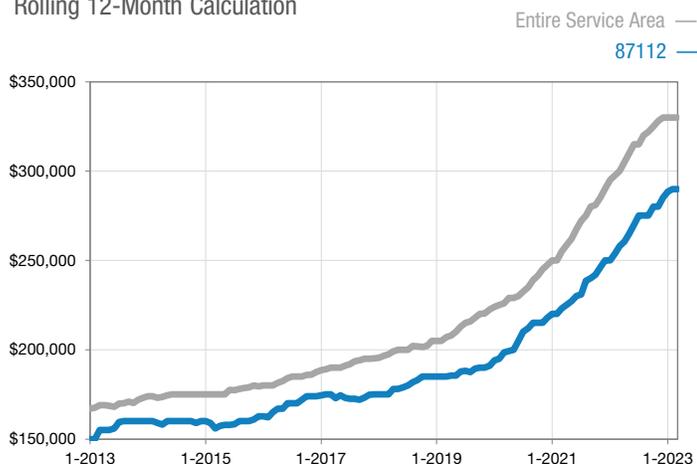
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
Key Metrics						
New Listings	9	8	- 11.1%	12	17	+ 41.7%
Pending Sales	6	7	+ 16.7%	8	14	+ 75.0%
Closed Sales	1	9	+ 800.0%	7	19	+ 171.4%
Days on Market Until Sale	2	18	+ 800.0%	3	24	+ 700.0%
Median Sales Price*	\$283,000	\$245,000	- 13.4%	\$255,000	\$249,000	- 2.4%
Average Sales Price*	\$283,000	\$230,917	- 18.4%	\$255,271	\$236,850	- 7.2%
Percent of List Price Received*	102.9%	99.2%	- 3.6%	100.8%	99.6%	- 1.2%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	0.5	0.7	+ 40.0%	--	--	--

* 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.

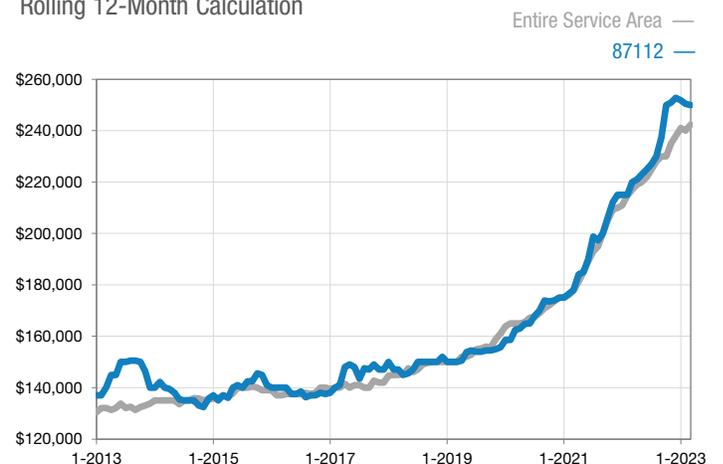
Median Sales Price - Single-Family Detached

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.