

Local Market Update for March 2023

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



87114

Single-Family Detached	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
Key Metrics						
New Listings	102	79	- 22.5%	261	195	- 25.3%
Pending Sales	93	66	- 29.0%	249	207	- 16.9%
Closed Sales	81	73	- 9.9%	221	172	- 22.2%
Days on Market Until Sale	11	37	+ 236.4%	12	31	+ 158.3%
Median Sales Price*	\$350,000	\$340,000	- 2.9%	\$330,000	\$340,000	+ 3.0%
Average Sales Price*	\$361,001	\$355,215	- 1.6%	\$362,923	\$366,505	+ 1.0%
Percent of List Price Received*	103.0%	99.4%	- 3.5%	101.9%	99.6%	- 2.3%
Inventory of Homes for Sale	48	55	+ 14.6%	--	--	--
Months Supply of Inventory	0.5	0.7	+ 40.0%	--	--	--

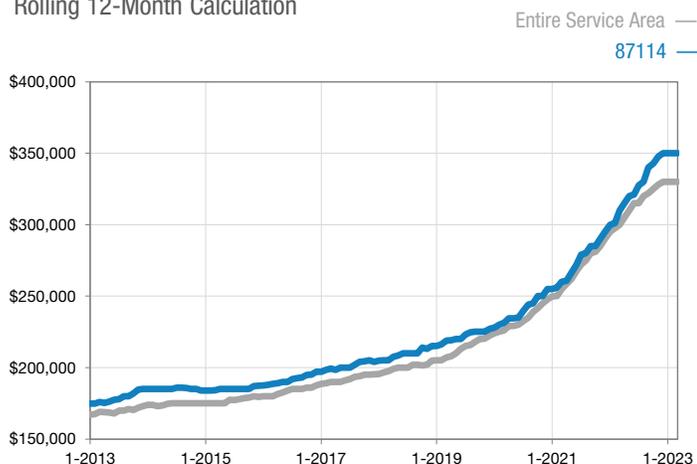
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
Key Metrics						
New Listings	4	3	- 25.0%	13	6	- 53.8%
Pending Sales	4	0	- 100.0%	12	4	- 66.7%
Closed Sales	5	2	- 60.0%	13	5	- 61.5%
Days on Market Until Sale	1	27	+ 2600.0%	2	26	+ 1200.0%
Median Sales Price*	\$187,000	\$251,250	+ 34.4%	\$182,000	\$253,750	+ 39.4%
Average Sales Price*	\$201,366	\$251,250	+ 24.8%	\$189,987	\$256,250	+ 34.9%
Percent of List Price Received*	106.9%	103.8%	- 2.9%	105.1%	100.3%	- 4.6%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.2	0.9	+ 350.0%	--	--	--

* 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.

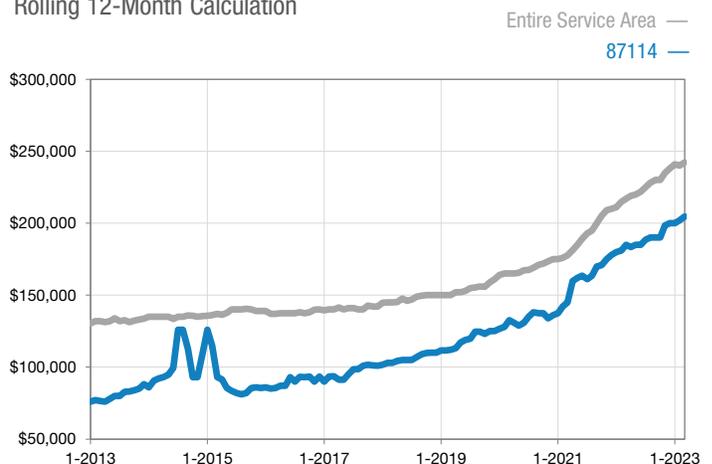
Median Sales Price - Single-Family Detached

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.