

Local Market Update for March 2023

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



Far Northeast Heights – 30

East of Wyoming Blvd NE, South of Paseo del Norte Blvd NE / San Antonio Dr NE, West of Tramway Blvd, North of Montgomery Blvd NE

Single-Family Detached	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
Key Metrics						
New Listings	53	41	- 22.6%	114	89	- 21.9%
Pending Sales	52	35	- 32.7%	109	90	- 17.4%
Closed Sales	34	22	- 35.3%	92	69	- 25.0%
Days on Market Until Sale	5	13	+ 160.0%	11	23	+ 109.1%
Median Sales Price*	\$435,500	\$433,500	- 0.5%	\$399,750	\$425,000	+ 6.3%
Average Sales Price*	\$468,125	\$486,405	+ 3.9%	\$439,255	\$482,216	+ 9.8%
Percent of List Price Received*	103.2%	100.1%	- 3.0%	102.4%	99.0%	- 3.3%
Inventory of Homes for Sale	15	19	+ 26.7%	--	--	--
Months Supply of Inventory	0.3	0.6	+ 100.0%	--	--	--

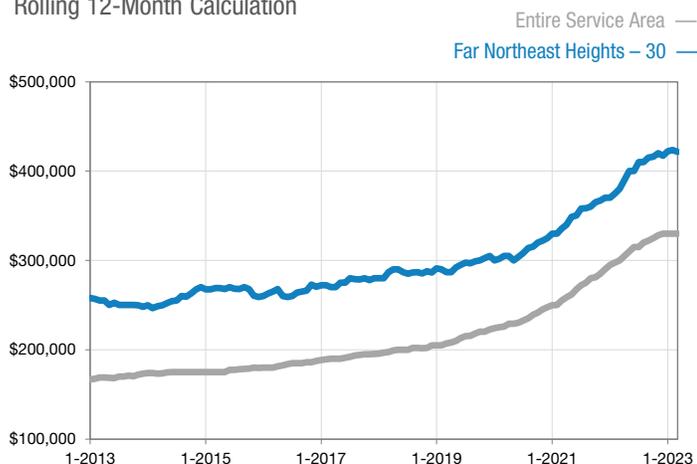
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
Key Metrics						
New Listings	9	10	+ 11.1%	27	25	- 7.4%
Pending Sales	9	11	+ 22.2%	25	26	+ 4.0%
Closed Sales	9	11	+ 22.2%	19	26	+ 36.8%
Days on Market Until Sale	3	14	+ 366.7%	4	19	+ 375.0%
Median Sales Price*	\$270,000	\$341,000	+ 26.3%	\$270,000	\$308,083	+ 14.1%
Average Sales Price*	\$291,889	\$314,991	+ 7.9%	\$282,000	\$310,264	+ 10.0%
Percent of List Price Received*	106.4%	102.0%	- 4.1%	103.0%	100.3%	- 2.6%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.2	0.2	0.0%	--	--	--

* 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.

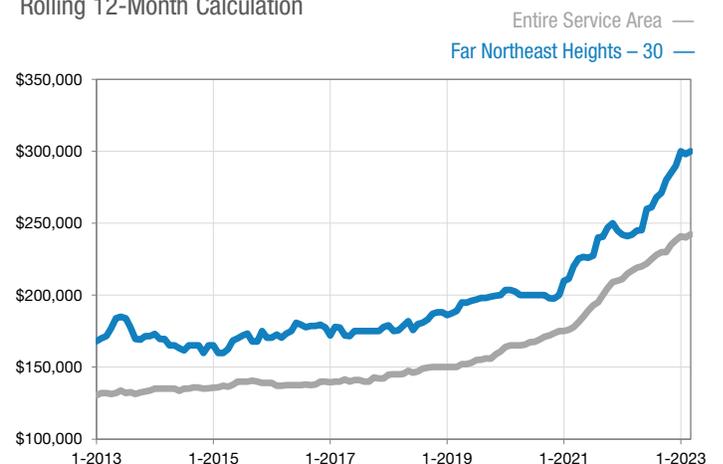
Median Sales Price - Single-Family Detached

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.