

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	54	37	- 31.5%	136	88	- 35.3%
Pending Sales	59	32	- 45.8%	125	84	- 32.8%
Closed Sales	49	25	- 49.0%	110	74	- 32.7%
Days on Market Until Sale	21	29	+ 38.1%	16	31	+ 93.8%
Median Sales Price*	\$315,000	\$455,000	+ 44.4%	\$316,500	\$377,750	+ 19.4%
Average Sales Price*	\$336,450	\$457,104	+ 35.9%	\$342,344	\$388,578	+ 13.5%
Percent of List Price Received*	102.8%	99.4%	- 3.3%	102.8%	98.7%	- 4.0%
Inventory of Homes for Sale	27	26	- 3.7%	--	--	--
Months Supply of Inventory	0.5	0.8	+ 60.0%	--	--	--

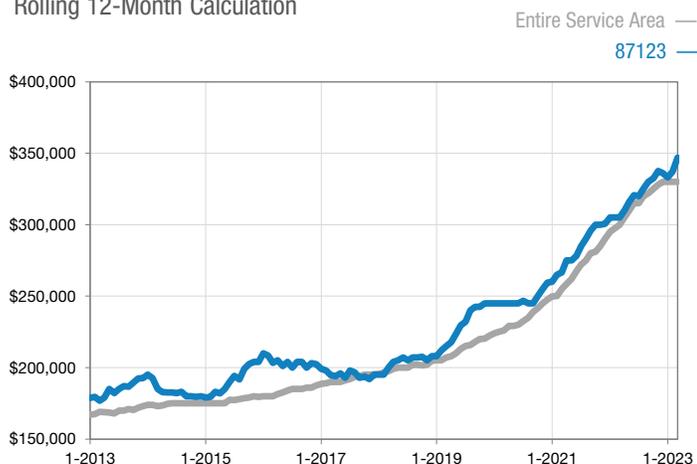
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
Key Metrics						
New Listings	12	7	- 41.7%	25	14	- 44.0%
Pending Sales	9	6	- 33.3%	30	14	- 53.3%
Closed Sales	12	5	- 58.3%	28	16	- 42.9%
Days on Market Until Sale	12	14	+ 16.7%	19	14	- 26.3%
Median Sales Price*	\$262,400	\$225,000	- 14.3%	\$280,000	\$233,950	- 16.4%
Average Sales Price*	\$262,542	\$244,600	- 6.8%	\$275,138	\$246,238	- 10.5%
Percent of List Price Received*	105.0%	99.1%	- 5.6%	102.8%	100.2%	- 2.5%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	0.3	0.1	- 66.7%	--	--	--

* 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.

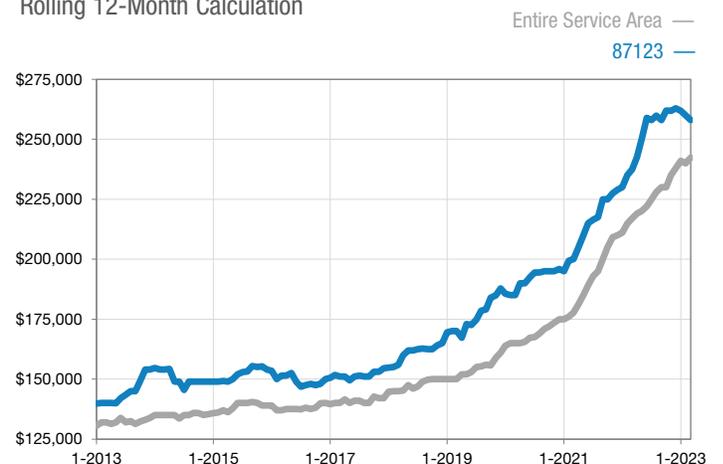
Median Sales Price - Single-Family Detached

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.