

Local Market Update for March 2023

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



87124

Single-Family Detached	March			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
New Listings	102	86	- 15.7%	228	178	- 21.9%
Pending Sales	87	70	- 19.5%	210	178	- 15.2%
Closed Sales	71	68	- 4.2%	183	163	- 10.9%
Days on Market Until Sale	10	40	+ 300.0%	12	41	+ 241.7%
Median Sales Price*	\$350,000	\$367,500	+ 5.0%	\$321,000	\$340,000	+ 5.9%
Average Sales Price*	\$388,597	\$413,214	+ 6.3%	\$352,948	\$381,408	+ 8.1%
Percent of List Price Received*	103.2%	99.7%	- 3.4%	102.4%	98.8%	- 3.5%
Inventory of Homes for Sale	50	57	+ 14.0%	--	--	--
Months Supply of Inventory	0.6	0.8	+ 33.3%	--	--	--

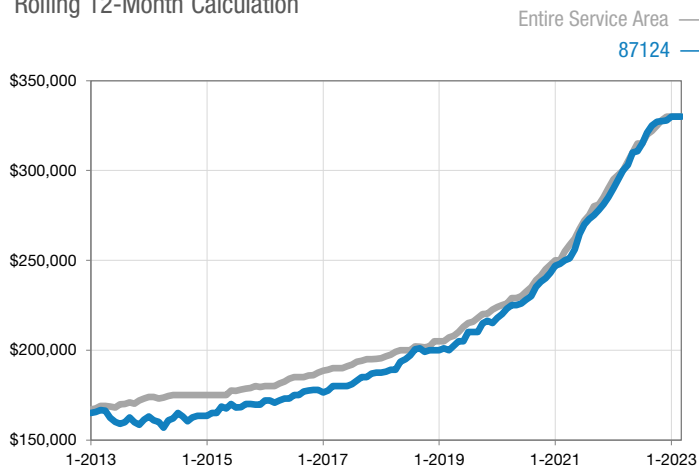
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
New Listings	8	3	- 62.5%	20	17	- 15.0%
Pending Sales	7	4	- 42.9%	23	16	- 30.4%
Closed Sales	12	5	- 58.3%	21	15	- 28.6%
Days on Market Until Sale	15	16	+ 6.7%	12	16	+ 33.3%
Median Sales Price*	\$193,500	\$260,000	+ 34.4%	\$180,000	\$240,000	+ 33.3%
Average Sales Price*	\$220,625	\$221,000	+ 0.2%	\$213,621	\$219,980	+ 3.0%
Percent of List Price Received*	101.5%	99.9%	- 1.6%	100.8%	100.0%	- 0.8%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	0.3	0.7	+ 133.3%	--	--	--

* 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.

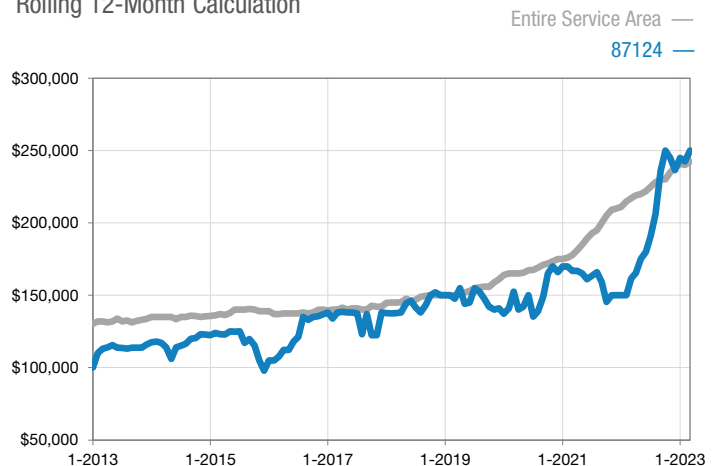
Median Sales Price - Single-Family Detached

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.