

Local Market Update for March 2023

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



87048

Single-Family Detached	March			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
New Listings	18	6	- 66.7%	41	27	- 34.1%
Pending Sales	11	11	0.0%	29	27	- 6.9%
Closed Sales	7	8	+ 14.3%	28	20	- 28.6%
Days on Market Until Sale	31	162	+ 422.6%	41	85	+ 107.3%
Median Sales Price*	\$730,000	\$1,092,500	+ 49.7%	\$684,500	\$707,500	+ 3.4%
Average Sales Price*	\$871,429	\$1,144,750	+ 31.4%	\$787,818	\$841,125	+ 6.8%
Percent of List Price Received*	99.4%	95.9%	- 3.5%	99.3%	97.1%	- 2.2%
Inventory of Homes for Sale	15	17	+ 13.3%	--	--	--
Months Supply of Inventory	1.2	1.9	+ 58.3%	--	--	--

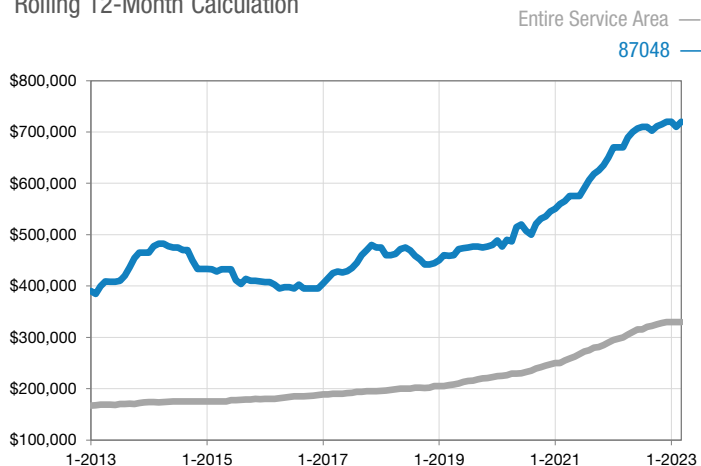
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
New Listings	0	1	--	0	1	--
Pending Sales	0	1	--	0	1	--
Closed Sales	0	0	0.0%	0	1	--
Days on Market Until Sale	--	--	--	--	3	--
Median Sales Price*	--	--	--	--	\$480,000	--
Average Sales Price*	--	--	--	--	\$480,000	--
Percent of List Price Received*	--	--	--	--	98.4%	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

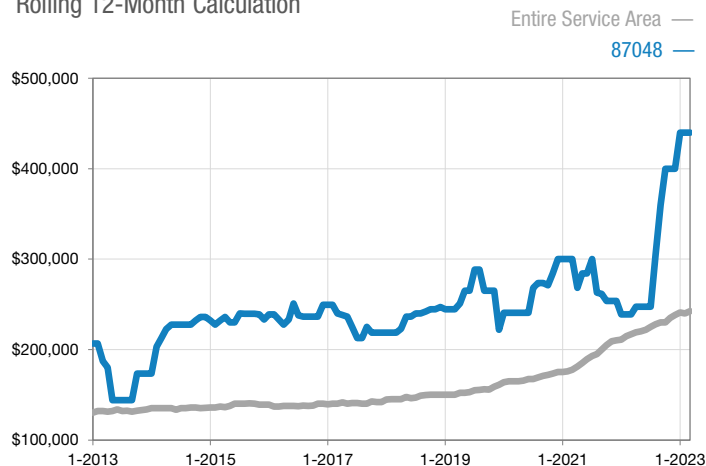
Median Sales Price - Single-Family Detached

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.