

Local Market Update for March 2023

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



87106

Single-Family Detached	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
Key Metrics						
New Listings	15	19	+ 26.7%	52	56	+ 7.7%
Pending Sales	16	20	+ 25.0%	45	48	+ 6.7%
Closed Sales	16	21	+ 31.3%	49	35	- 28.6%
Days on Market Until Sale	18	28	+ 55.6%	12	34	+ 183.3%
Median Sales Price*	\$342,500	\$340,000	- 0.7%	\$345,000	\$342,000	- 0.9%
Average Sales Price*	\$357,887	\$366,488	+ 2.4%	\$367,943	\$368,357	+ 0.1%
Percent of List Price Received*	103.3%	96.9%	- 6.2%	102.3%	97.4%	- 4.8%
Inventory of Homes for Sale	11	21	+ 90.9%	--	--	--
Months Supply of Inventory	0.5	1.2	+ 140.0%	--	--	--

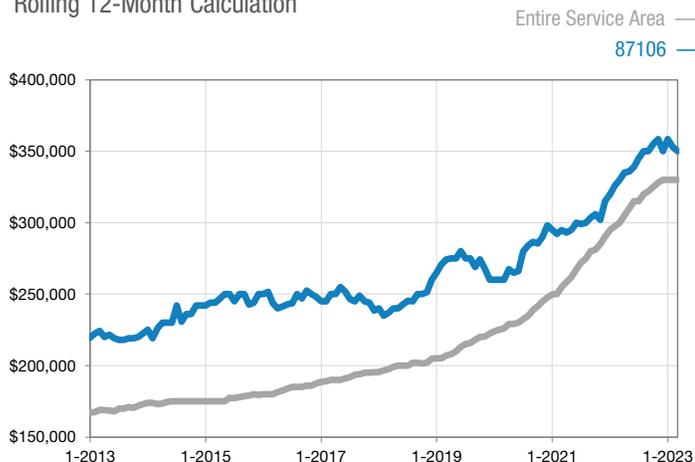
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
Key Metrics						
New Listings	4	6	+ 50.0%	13	8	- 38.5%
Pending Sales	3	5	+ 66.7%	10	12	+ 20.0%
Closed Sales	7	5	- 28.6%	13	8	- 38.5%
Days on Market Until Sale	5	50	+ 900.0%	10	59	+ 490.0%
Median Sales Price*	\$165,000	\$100,000	- 39.4%	\$255,000	\$106,950	- 58.1%
Average Sales Price*	\$217,214	\$140,580	- 35.3%	\$229,769	\$168,363	- 26.7%
Percent of List Price Received*	100.3%	99.8%	- 0.5%	98.5%	97.1%	- 1.4%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	0.9	0.3	- 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.

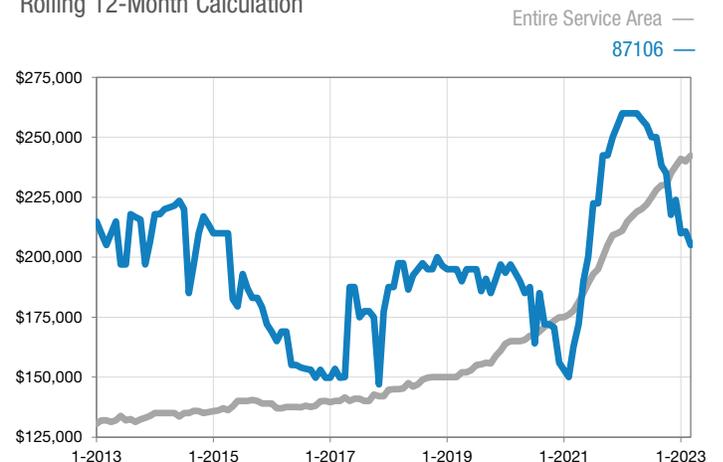
Median Sales Price - Single-Family Detached

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.