

# Local Market Update for March 2023

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



## Downtown Area – 80

East of Rio Grande River, South of I-40, East of I-25, North of Cesar Chavez

Single-Family Detached	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
<b>Key Metrics</b>						
New Listings	22	14	- 36.4%	53	40	- 24.5%
Pending Sales	20	16	- 20.0%	49	42	- 14.3%
Closed Sales	18	14	- 22.2%	43	32	- 25.6%
Days on Market Until Sale	11	35	+ 218.2%	23	35	+ 52.2%
Median Sales Price*	\$314,500	<b>\$257,500</b>	- 18.1%	\$314,000	<b>\$272,500</b>	- 13.2%
Average Sales Price*	\$350,162	<b>\$319,433</b>	- 8.8%	\$346,405	<b>\$315,278</b>	- 9.0%
Percent of List Price Received*	101.3%	<b>99.8%</b>	- 1.5%	101.3%	<b>97.9%</b>	- 3.4%
Inventory of Homes for Sale	19	18	- 5.3%	--	--	--
Months Supply of Inventory	1.2	1.4	+ 16.7%	--	--	--

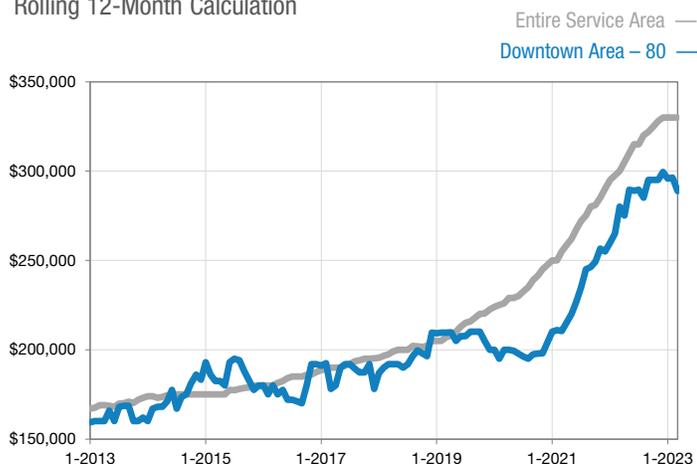
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
<b>Key Metrics</b>						
New Listings	12	8	- 33.3%	24	25	+ 4.2%
Pending Sales	4	12	+ 200.0%	19	26	+ 36.8%
Closed Sales	8	10	+ 25.0%	22	22	0.0%
Days on Market Until Sale	5	18	+ 260.0%	17	30	+ 76.5%
Median Sales Price*	\$286,353	<b>\$257,500</b>	- 10.1%	\$267,500	<b>\$272,500</b>	+ 1.9%
Average Sales Price*	\$292,633	<b>\$346,800</b>	+ 18.5%	\$286,114	<b>\$306,091</b>	+ 7.0%
Percent of List Price Received*	101.8%	<b>99.9%</b>	- 1.9%	100.4%	<b>97.1%</b>	- 3.3%
Inventory of Homes for Sale	12	7	- 41.7%	--	--	--
Months Supply of Inventory	1.3	1.0	- 23.1%	--	--	--

\* 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.

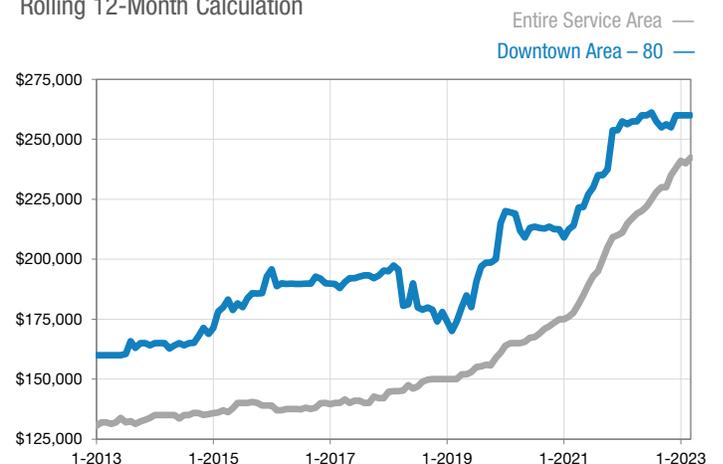
### Median Sales Price - Single-Family Detached

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.