

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	18	19	+ 5.6%	45	42	- 6.7%
Pending Sales	16	21	+ 31.3%	40	41	+ 2.5%
Closed Sales	13	12	- 7.7%	31	30	- 3.2%
Days on Market Until Sale	10	41	+ 310.0%	13	35	+ 169.2%
Median Sales Price*	\$315,000	\$222,500	- 29.4%	\$247,500	\$225,000	- 9.1%
Average Sales Price*	\$336,685	\$218,542	- 35.1%	\$266,400	\$249,095	- 6.5%
Percent of List Price Received*	101.7%	100.4%	- 1.3%	103.3%	98.8%	- 4.4%
Inventory of Homes for Sale	17	16	- 5.9%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--

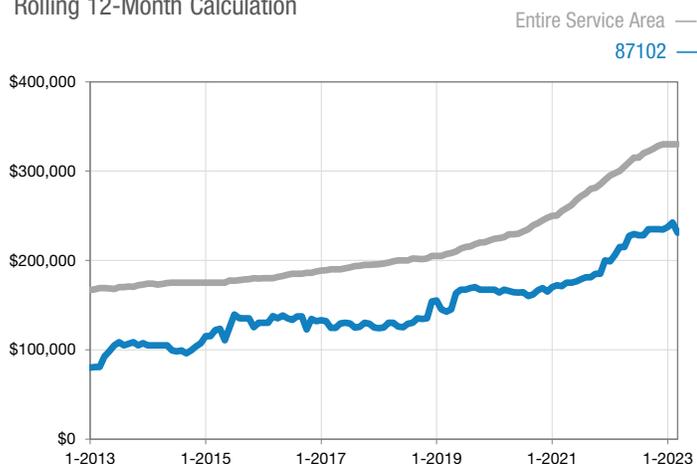
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
Key Metrics						
New Listings	10	6	- 40.0%	19	17	- 10.5%
Pending Sales	4	10	+ 150.0%	15	18	+ 20.0%
Closed Sales	6	6	0.0%	16	15	- 6.3%
Days on Market Until Sale	3	28	+ 833.3%	15	36	+ 140.0%
Median Sales Price*	\$286,353	\$217,500	- 24.0%	\$258,750	\$235,000	- 9.2%
Average Sales Price*	\$293,011	\$237,833	- 18.8%	\$283,470	\$246,733	- 13.0%
Percent of List Price Received*	101.5%	99.8%	- 1.7%	100.4%	97.6%	- 2.8%
Inventory of Homes for Sale	10	7	- 30.0%	--	--	--
Months Supply of Inventory	1.4	1.5	+ 7.1%	--	--	--

* 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.