

# Local Market Update for March 2023

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



## 87121

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	93	57	- 38.7%	227	160	- 29.5%
Pending Sales	85	70	- 17.6%	213	180	- 15.5%
Closed Sales	71	61	- 14.1%	173	154	- 11.0%
Days on Market Until Sale	6	12	+ 100.0%	8	24	+ 200.0%
Median Sales Price*	\$241,000	\$270,000	+ 12.0%	\$241,000	\$260,000	+ 7.9%
Average Sales Price*	\$240,050	\$276,169	+ 15.0%	\$240,345	\$269,575	+ 12.2%
Percent of List Price Received*	102.4%	99.8%	- 2.5%	102.5%	99.5%	- 2.9%
Inventory of Homes for Sale	41	30	- 26.8%	--	--	--
Months Supply of Inventory	0.6	0.5	- 16.7%	--	--	--

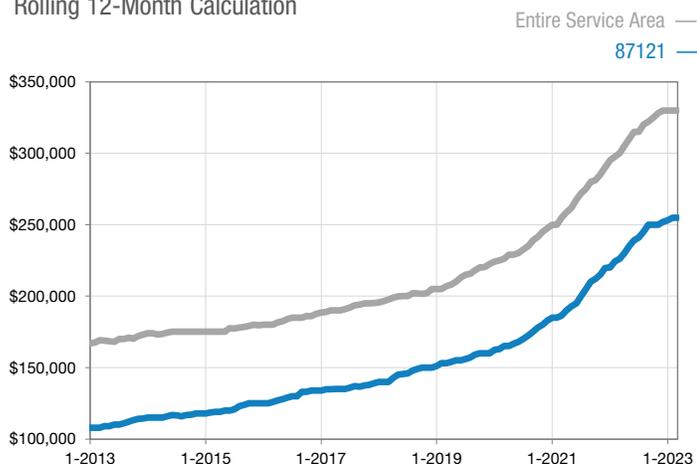
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	5	1	- 80.0%	9	2	- 77.8%
Pending Sales	5	1	- 80.0%	11	5	- 54.5%
Closed Sales	3	0	- 100.0%	5	3	- 40.0%
Days on Market Until Sale	4	--	--	6	29	+ 383.3%
Median Sales Price*	\$225,000	--	--	\$225,000	\$250,000	+ 11.1%
Average Sales Price*	\$204,667	--	--	\$206,000	\$241,000	+ 17.0%
Percent of List Price Received*	101.9%	--	--	101.5%	99.2%	- 2.3%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.5	--	--	--	--	--

\* 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.

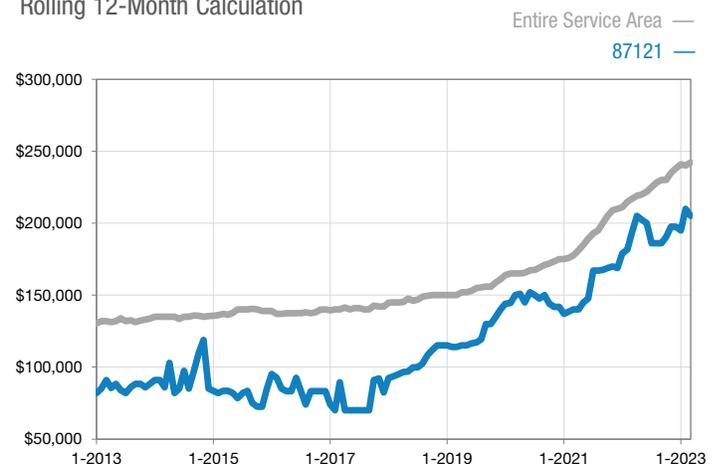
### Median Sales Price - Single-Family Detached

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.