

Local Market Update for March 2023

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



87107

Single-Family Detached	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
Key Metrics						
New Listings	34	20	- 41.2%	104	56	- 46.2%
Pending Sales	27	14	- 48.1%	74	44	- 40.5%
Closed Sales	22	15	- 31.8%	63	42	- 33.3%
Days on Market Until Sale	26	102	+ 292.3%	27	64	+ 137.0%
Median Sales Price*	\$292,500	\$405,406	+ 38.6%	\$285,000	\$361,600	+ 26.9%
Average Sales Price*	\$388,376	\$596,185	+ 53.5%	\$388,407	\$463,637	+ 19.4%
Percent of List Price Received*	100.0%	98.0%	- 2.0%	99.5%	98.1%	- 1.4%
Inventory of Homes for Sale	48	54	+ 12.5%	--	--	--
Months Supply of Inventory	1.9	3.0	+ 57.9%	--	--	--

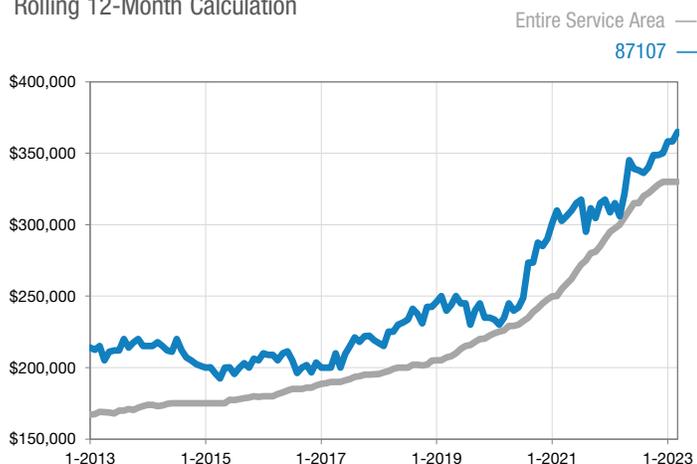
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
Key Metrics						
New Listings	4	0	- 100.0%	16	8	- 50.0%
Pending Sales	3	1	- 66.7%	17	8	- 52.9%
Closed Sales	10	6	- 40.0%	21	9	- 57.1%
Days on Market Until Sale	3	10	+ 233.3%	16	9	- 43.8%
Median Sales Price*	\$240,000	\$233,250	- 2.8%	\$245,000	\$220,000	- 10.2%
Average Sales Price*	\$252,400	\$240,333	- 4.8%	\$254,860	\$237,333	- 6.9%
Percent of List Price Received*	102.4%	100.9%	- 1.5%	102.1%	100.3%	- 1.8%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.2	0.5	+ 150.0%	--	--	--

* 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.

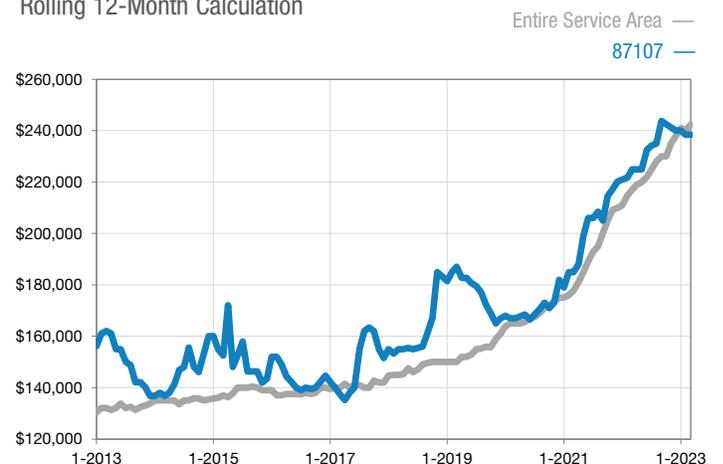
Median Sales Price - Single-Family Detached

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.