

Local Market Update for March 2023

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



Near South Valley – 90

East of Coors Blvd SW, South of Central Ave / Cesar Chavez, West of I-25, North of Rio Bravo Blvd SW

Single-Family Detached	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
Key Metrics						
New Listings	32	14	- 56.3%	69	39	- 43.5%
Pending Sales	29	16	- 44.8%	62	38	- 38.7%
Closed Sales	27	9	- 66.7%	55	30	- 45.5%
Days on Market Until Sale	19	23	+ 21.1%	18	20	+ 11.1%
Median Sales Price*	\$175,000	\$275,000	+ 57.1%	\$195,000	\$225,000	+ 15.4%
Average Sales Price*	\$210,126	\$284,778	+ 35.5%	\$213,842	\$249,550	+ 16.7%
Percent of List Price Received*	100.0%	95.1%	- 4.9%	99.6%	98.8%	- 0.8%
Inventory of Homes for Sale	18	8	- 55.6%	--	--	--
Months Supply of Inventory	1.0	0.5	- 50.0%	--	--	--

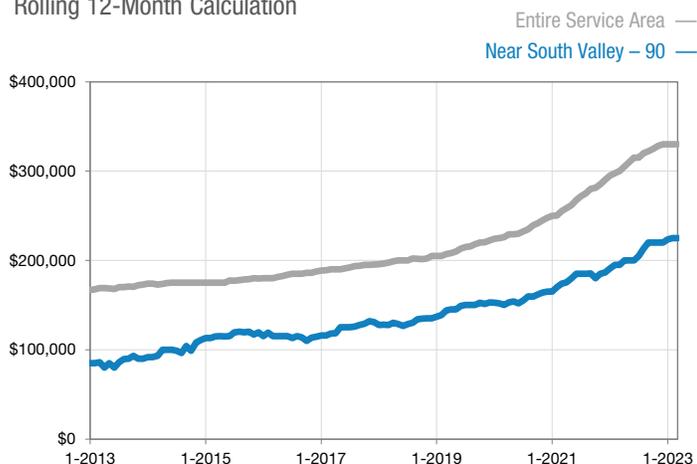
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
Key Metrics						
New Listings	5	0	- 100.0%	5	0	- 100.0%
Pending Sales	4	0	- 100.0%	4	2	- 50.0%
Closed Sales	1	1	0.0%	1	2	+ 100.0%
Days on Market Until Sale	0	111	--	0	69	--
Median Sales Price*	\$175,000	\$145,000	- 17.1%	\$175,000	\$128,500	- 26.6%
Average Sales Price*	\$175,000	\$145,000	- 17.1%	\$175,000	\$128,500	- 26.6%
Percent of List Price Received*	94.6%	96.7%	+ 2.2%	94.6%	96.6%	+ 2.1%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	--	--	--	--	--

* 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.

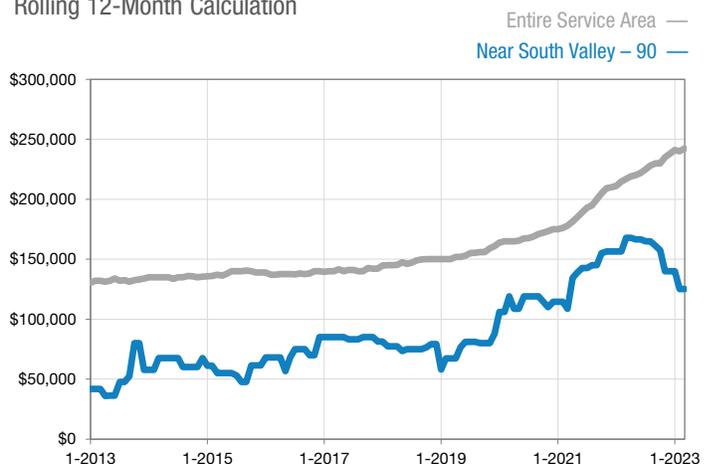
Median Sales Price - Single-Family Detached

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.