

Local Market Update for March 2023

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



Northwest Heights – 110

East of Paseo del Volcan, South of Paseo del Norte Blvd NE, West of Coors Blvd NW / Rio Grande River, North of Unser Blvd NW

Single-Family Detached	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
Key Metrics						
New Listings	73	62	- 15.1%	221	165	- 25.3%
Pending Sales	75	56	- 25.3%	192	147	- 23.4%
Closed Sales	67	54	- 19.4%	158	123	- 22.2%
Days on Market Until Sale	21	32	+ 52.4%	18	32	+ 77.8%
Median Sales Price*	\$370,000	\$414,995	+ 12.2%	\$370,500	\$397,990	+ 7.4%
Average Sales Price*	\$406,473	\$430,329	+ 5.9%	\$420,508	\$417,517	- 0.7%
Percent of List Price Received*	101.9%	100.0%	- 1.9%	101.4%	99.8%	- 1.6%
Inventory of Homes for Sale	54	76	+ 40.7%	--	--	--
Months Supply of Inventory	0.8	1.4	+ 75.0%	--	--	--

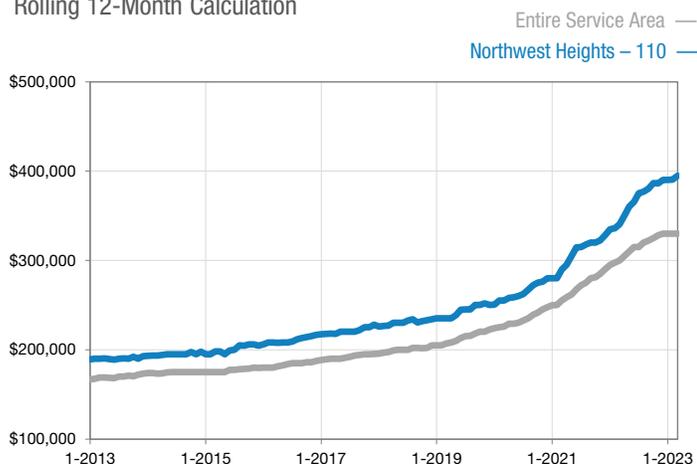
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
Key Metrics						
New Listings	5	5	0.0%	11	8	- 27.3%
Pending Sales	2	4	+ 100.0%	8	9	+ 12.5%
Closed Sales	6	3	- 50.0%	10	6	- 40.0%
Days on Market Until Sale	3	38	+ 1166.7%	4	47	+ 1075.0%
Median Sales Price*	\$317,250	\$390,000	+ 22.9%	\$266,750	\$359,950	+ 34.9%
Average Sales Price*	\$327,667	\$379,550	+ 15.8%	\$304,800	\$330,608	+ 8.5%
Percent of List Price Received*	101.7%	99.3%	- 2.4%	101.9%	97.4%	- 4.4%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.5	0.3	- 40.0%	--	--	--

* 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.

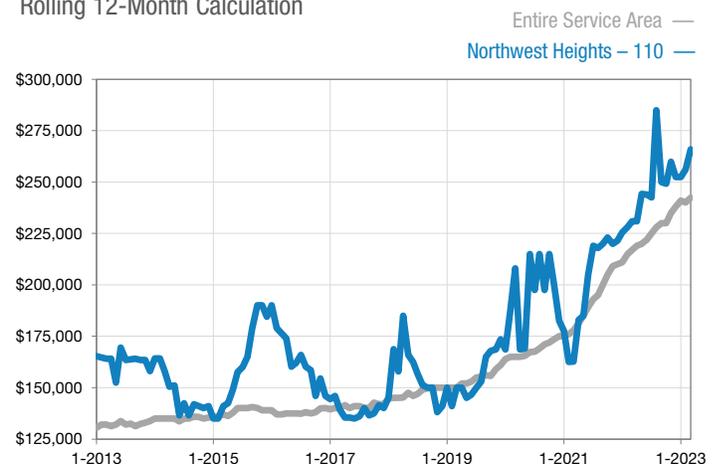
Median Sales Price - Single-Family Detached

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.