

# Local Market Update for March 2023

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



## 87124

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	102	<b>86</b>	- 15.7%	228	<b>178</b>	- 21.9%
Pending Sales	87	<b>70</b>	- 19.5%	210	<b>178</b>	- 15.2%
Closed Sales	71	<b>68</b>	- 4.2%	183	<b>163</b>	- 10.9%
Days on Market Until Sale	10	<b>40</b>	+ 300.0%	12	<b>41</b>	+ 241.7%
Median Sales Price*	\$350,000	<b>\$367,500</b>	+ 5.0%	\$321,000	<b>\$340,000</b>	+ 5.9%
Average Sales Price*	\$388,597	<b>\$413,214</b>	+ 6.3%	\$352,948	<b>\$381,408</b>	+ 8.1%
Percent of List Price Received*	103.2%	<b>99.7%</b>	- 3.4%	102.4%	<b>98.8%</b>	- 3.5%
Inventory of Homes for Sale	50	<b>57</b>	+ 14.0%	--	--	--
Months Supply of Inventory	0.6	<b>0.8</b>	+ 33.3%	--	--	--

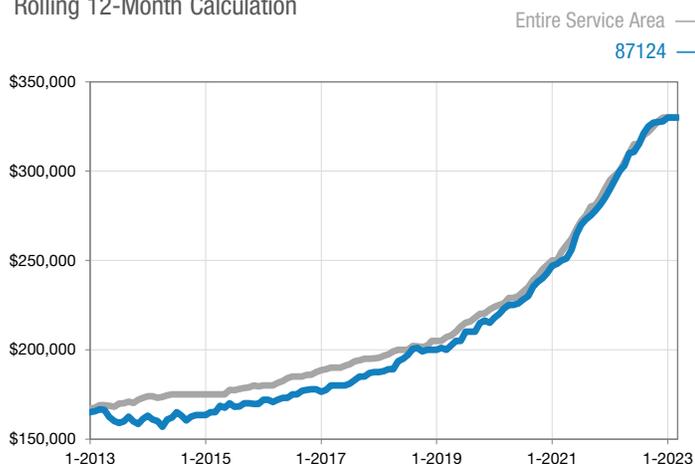
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	8	<b>3</b>	- 62.5%	20	<b>17</b>	- 15.0%
Pending Sales	7	<b>4</b>	- 42.9%	23	<b>16</b>	- 30.4%
Closed Sales	12	<b>5</b>	- 58.3%	21	<b>15</b>	- 28.6%
Days on Market Until Sale	15	<b>16</b>	+ 6.7%	12	<b>16</b>	+ 33.3%
Median Sales Price*	\$193,500	<b>\$260,000</b>	+ 34.4%	\$180,000	<b>\$240,000</b>	+ 33.3%
Average Sales Price*	\$220,625	<b>\$221,000</b>	+ 0.2%	\$213,621	<b>\$219,980</b>	+ 3.0%
Percent of List Price Received*	101.5%	<b>99.9%</b>	- 1.6%	100.8%	<b>100.0%</b>	- 0.8%
Inventory of Homes for Sale	2	<b>4</b>	+ 100.0%	--	--	--
Months Supply of Inventory	0.3	<b>0.7</b>	+ 133.3%	--	--	--

\* 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.

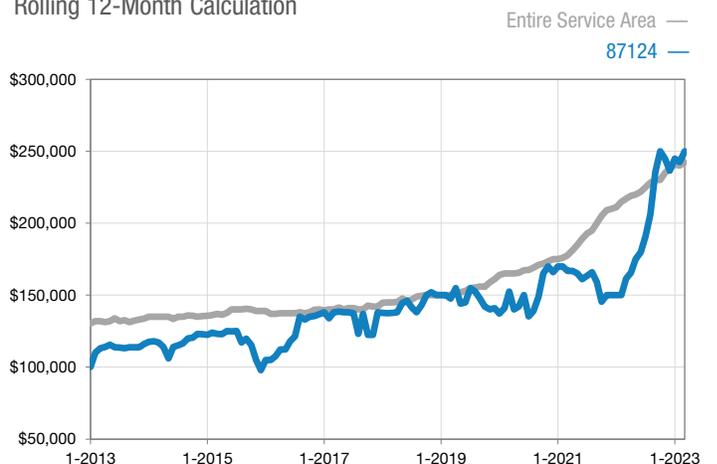
### Median Sales Price - Single-Family Detached

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.