

Local Market Update for March 2023

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



87110

Single-Family Detached	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
Key Metrics						
New Listings	50	33	- 34.0%	141	96	- 31.9%
Pending Sales	42	32	- 23.8%	124	97	- 21.8%
Closed Sales	52	38	- 26.9%	127	89	- 29.9%
Days on Market Until Sale	9	17	+ 88.9%	14	23	+ 64.3%
Median Sales Price*	\$277,700	\$290,000	+ 4.4%	\$267,500	\$284,300	+ 6.3%
Average Sales Price*	\$329,821	\$287,369	- 12.9%	\$300,461	\$294,319	- 2.0%
Percent of List Price Received*	103.1%	100.0%	- 3.0%	101.7%	99.1%	- 2.6%
Inventory of Homes for Sale	30	25	- 16.7%	--	--	--
Months Supply of Inventory	0.6	0.7	+ 16.7%	--	--	--

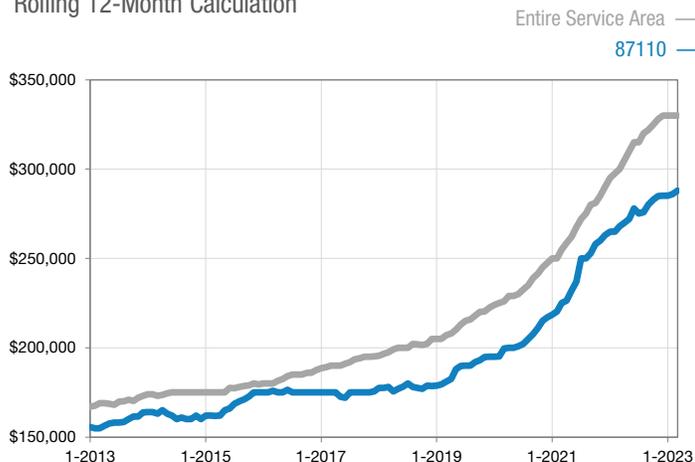
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
Key Metrics						
New Listings	5	1	- 80.0%	14	8	- 42.9%
Pending Sales	7	3	- 57.1%	17	9	- 47.1%
Closed Sales	6	2	- 66.7%	14	6	- 57.1%
Days on Market Until Sale	36	4	- 88.9%	21	12	- 42.9%
Median Sales Price*	\$135,500	\$102,500	- 24.4%	\$136,000	\$158,500	+ 16.5%
Average Sales Price*	\$203,833	\$102,500	- 49.7%	\$186,434	\$196,500	+ 5.4%
Percent of List Price Received*	101.3%	98.3%	- 3.0%	102.1%	99.0%	- 3.0%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	0.4	--	--	--	--	--

* 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.

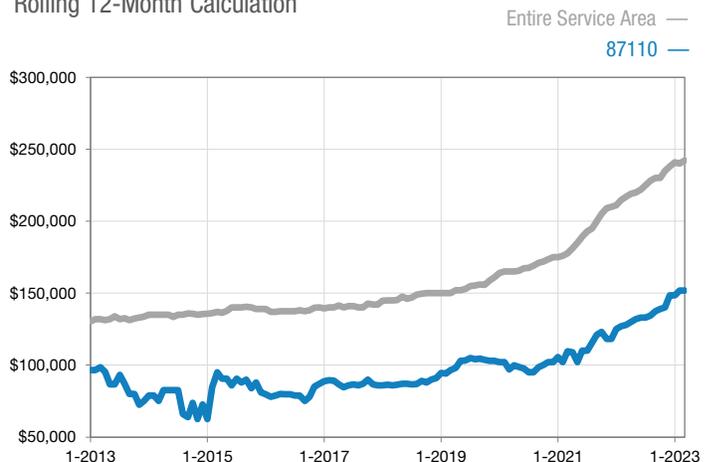
Median Sales Price - Single-Family Detached

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.