

Local Market Update for March 2023

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



Los Chavez – 740

North of I-25 Bypass, South of Miller Rd, East of I-25, West of Rio Grande River

Single-Family Detached	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
Key Metrics						
New Listings	4	8	+ 100.0%	17	19	+ 11.8%
Pending Sales	11	6	- 45.5%	27	10	- 63.0%
Closed Sales	13	3	- 76.9%	26	6	- 76.9%
Days on Market Until Sale	41	39	- 4.9%	31	41	+ 32.3%
Median Sales Price*	\$289,900	\$290,000	+ 0.0%	\$280,950	\$287,500	+ 2.3%
Average Sales Price*	\$380,115	\$345,000	- 9.2%	\$330,481	\$350,583	+ 6.1%
Percent of List Price Received*	99.3%	96.3%	- 3.0%	99.7%	98.8%	- 0.9%
Inventory of Homes for Sale	15	15	0.0%	--	--	--
Months Supply of Inventory	2.0	3.8	+ 90.0%	--	--	--

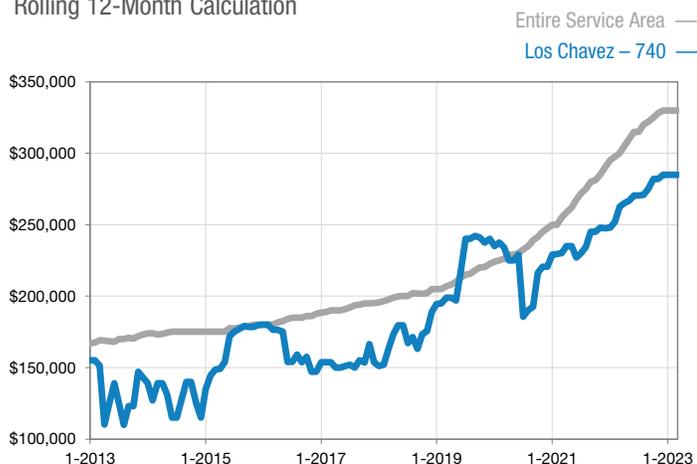
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
Key Metrics						
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

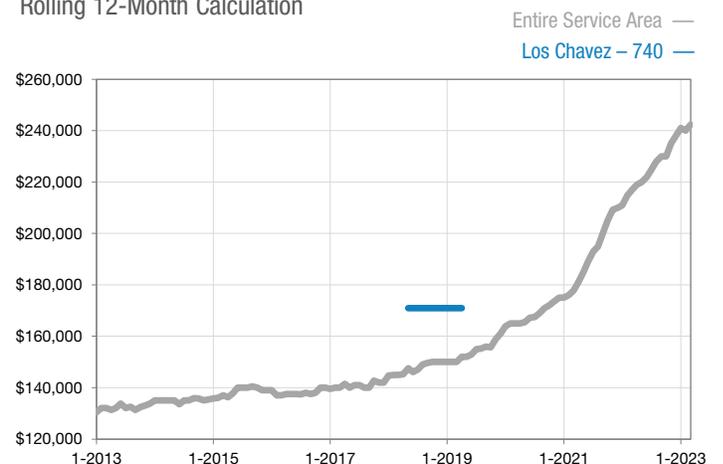
Median Sales Price - Single-Family Detached

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.