# Local Market Update for March 2023

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

**gaar**

# North of I-40 – 220

North of I-40, West of Golden, East of Sandia Mountains, NW of Gutierrez Canyon

## Single-Family Detached

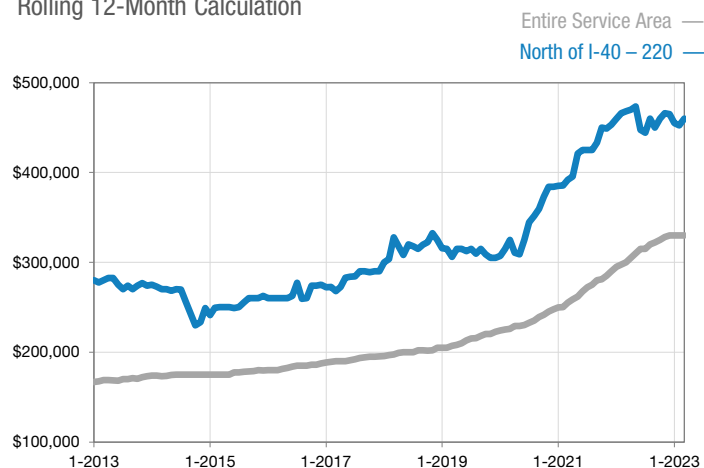| Key Metrics | March | | | Year to Date | | |
|---|---|---|---|---|---|---|
| | 2022 | 2023 | Percent Change | Thru 3-2022 | Thru 3-2023 | Percent Change |
| New Listings | 14 | 11 | - 21.4% | 28 | 29 | + 3.6% |
| Pending Sales | 10 | 8 | - 20.0% | 29 | 23 | - 20.7% |
| Closed Sales | 13 | 11 | - 15.4% | 34 | 21 | - 38.2% |
| Days on Market Until Sale | 21 | 62 | + 195.2% | 32 | 43 | + 34.4% |
| Median Sales Price* | $466,000 | $589,900 | + 26.6% | $463,000 | $430,000 | - 7.1% |
| Average Sales Price* | $528,692 | $578,516 | + 9.4% | $535,400 | $522,604 | - 2.4% |
| Percent of List Price Received* | 102.0% | 99.0% | - 2.9% | 99.6% | 99.1% | - 0.5% |
| Inventory of Homes for Sale | 10 | 15 | + 50.0% | -- | -- | -- |
| Months Supply of Inventory | 0.7 | 1.5 | + 114.3% | -- | -- | -- |

* 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

| Key Metrics | March | | | Year to Date | | |
|---|---|---|---|---|---|---|
| | 2022 | 2023 | Percent Change | Thru 3-2022 | Thru 3-2023 | Percent Change |
| 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.
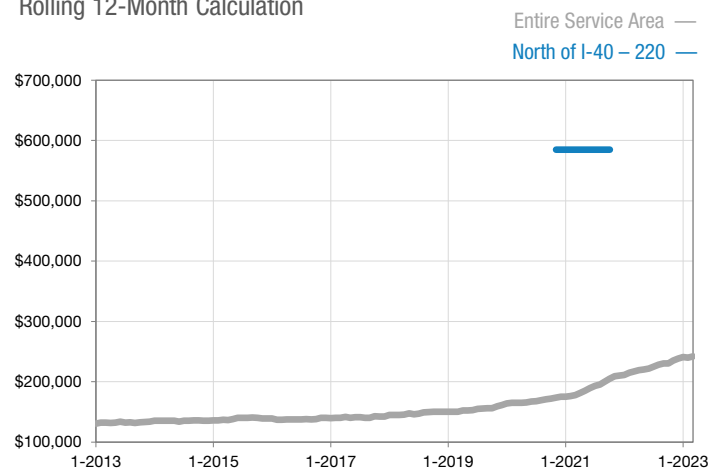
## Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
North of I-40 – 220 —



## Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
North of I-40 – 220 —



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.