

Local Market Update for March 2023

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



Fairgrounds – 70

East of San Mateo Blvd NE, South of I-40, West of Wyoming Blvd NE, North of Central Ave

Single-Family Detached	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
Key Metrics						
New Listings	10	8	- 20.0%	37	29	- 21.6%
Pending Sales	11	9	- 18.2%	41	25	- 39.0%
Closed Sales	16	8	- 50.0%	44	18	- 59.1%
Days on Market Until Sale	13	18	+ 38.5%	15	28	+ 86.7%
Median Sales Price*	\$260,000	\$276,000	+ 6.2%	\$258,000	\$253,159	- 1.9%
Average Sales Price*	\$268,563	\$268,413	- 0.1%	\$258,194	\$260,090	+ 0.7%
Percent of List Price Received*	103.2%	100.1%	- 3.0%	102.3%	100.5%	- 1.8%
Inventory of Homes for Sale	4	9	+ 125.0%	--	--	--
Months Supply of Inventory	0.3	0.8	+ 166.7%	--	--	--

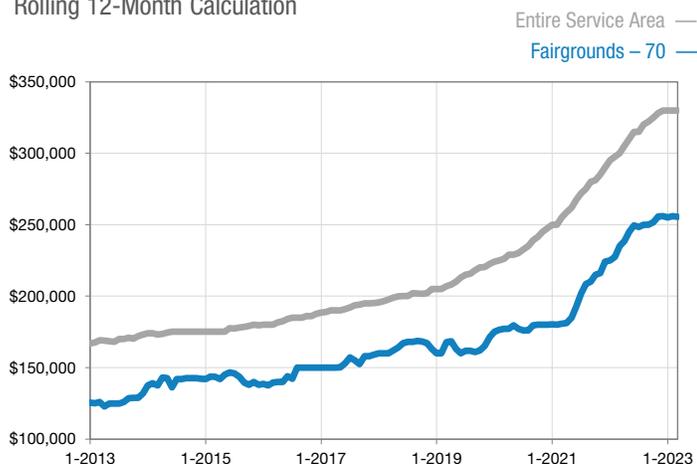
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
Key Metrics						
New Listings	1	0	- 100.0%	2	4	+ 100.0%
Pending Sales	1	1	0.0%	1	3	+ 200.0%
Closed Sales	1	2	+ 100.0%	1	2	+ 100.0%
Days on Market Until Sale	3	2	- 33.3%	3	2	- 33.3%
Median Sales Price*	\$117,000	\$249,000	+ 112.8%	\$117,000	\$249,000	+ 112.8%
Average Sales Price*	\$117,000	\$249,000	+ 112.8%	\$117,000	\$249,000	+ 112.8%
Percent of List Price Received*	106.4%	100.0%	- 6.0%	106.4%	100.0%	- 6.0%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.6	0.6	0.0%	--	--	--

* 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.

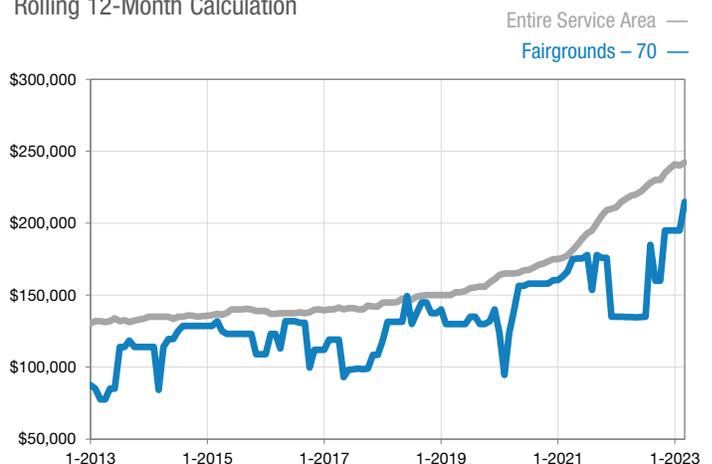
Median Sales Price - Single-Family Detached

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.