

Local Market Update for March 2023

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



UNM – 40

East of I-25, South of I-40, West of San Mateo Blvd NE, North of Central Ave

Single-Family Detached	March			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
New Listings	20	19	- 5.0%	51	48	- 5.9%
Pending Sales	21	17	- 19.0%	46	40	- 13.0%
Closed Sales	19	18	- 5.3%	42	30	- 28.6%
Days on Market Until Sale	14	24	+ 71.4%	11	20	+ 81.8%
Median Sales Price*	\$369,000	\$340,000	- 7.9%	\$355,227	\$350,625	- 1.3%
Average Sales Price*	\$453,937	\$359,173	- 20.9%	\$418,235	\$367,417	- 12.2%
Percent of List Price Received*	105.5%	98.2%	- 6.9%	104.0%	98.4%	- 5.4%
Inventory of Homes for Sale	9	13	+ 44.4%	--	--	--
Months Supply of Inventory	0.4	0.9	+ 125.0%	--	--	--

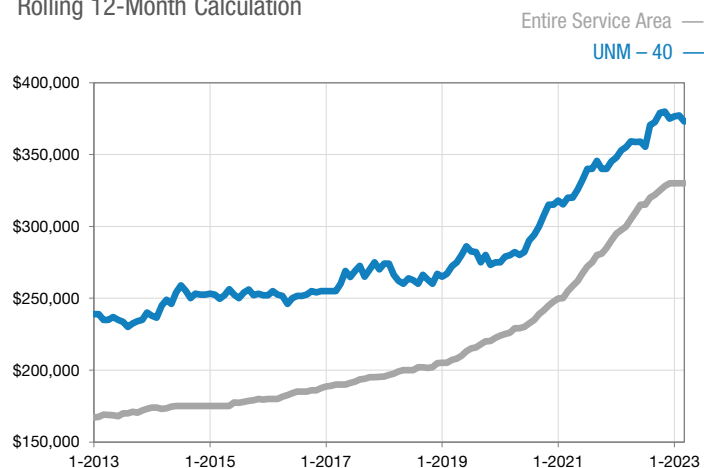
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
New Listings	2	3	+ 50.0%	5	4	- 20.0%
Pending Sales	2	2	0.0%	2	3	+ 50.0%
Closed Sales	2	1	- 50.0%	3	1	- 66.7%
Days on Market Until Sale	4	7	+ 75.0%	6	7	+ 16.7%
Median Sales Price*	\$374,950	\$315,000	- 16.0%	\$400,000	\$315,000	- 21.3%
Average Sales Price*	\$374,950	\$315,000	- 16.0%	\$383,300	\$315,000	- 17.8%
Percent of List Price Received*	100.5%	98.4%	- 2.1%	97.5%	98.4%	+ 0.9%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.8	0.6	- 25.0%	--	--	--

* 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.

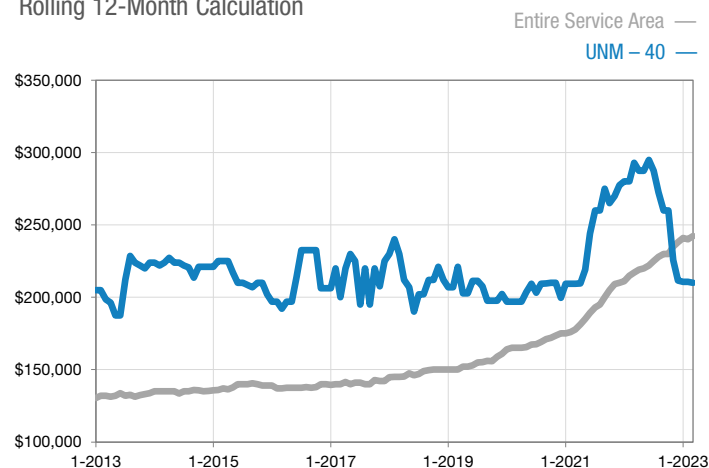
Median Sales Price - Single-Family Detached

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.