

Local Market Update for March 2023

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



87031

Single-Family Detached	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
Key Metrics						
New Listings	48	73	+ 52.1%	160	210	+ 31.3%
Pending Sales	69	78	+ 13.0%	165	186	+ 12.7%
Closed Sales	66	59	- 10.6%	135	134	- 0.7%
Days on Market Until Sale	22	47	+ 113.6%	25	52	+ 108.0%
Median Sales Price*	\$288,145	\$308,000	+ 6.9%	\$287,010	\$299,990	+ 4.5%
Average Sales Price*	\$301,373	\$330,382	+ 9.6%	\$305,801	\$311,262	+ 1.8%
Percent of List Price Received*	101.6%	98.9%	- 2.7%	100.7%	98.8%	- 1.9%
Inventory of Homes for Sale	56	118	+ 110.7%	--	--	--
Months Supply of Inventory	1.1	2.7	+ 145.5%	--	--	--

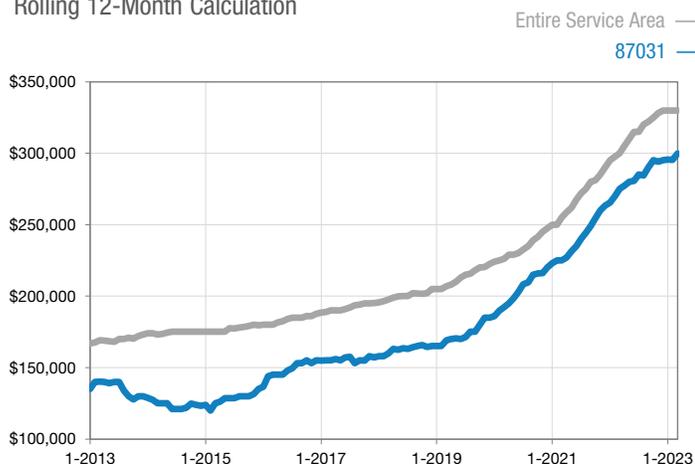
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
Key Metrics						
New Listings	3	0	- 100.0%	3	3	0.0%
Pending Sales	3	0	- 100.0%	4	3	- 25.0%
Closed Sales	1	1	0.0%	2	3	+ 50.0%
Days on Market Until Sale	32	0	- 100.0%	18	1	- 94.4%
Median Sales Price*	\$200,000	\$215,000	+ 7.5%	\$190,000	\$215,000	+ 13.2%
Average Sales Price*	\$200,000	\$215,000	+ 7.5%	\$190,000	\$216,667	+ 14.0%
Percent of List Price Received*	108.2%	100.0%	- 7.6%	105.5%	104.1%	- 1.3%
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.

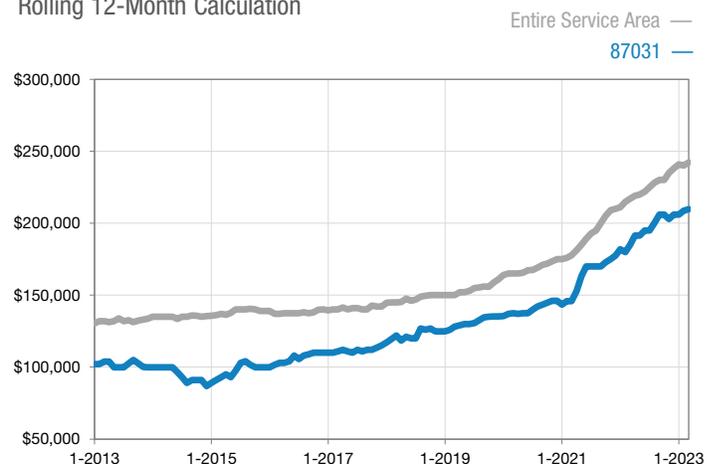
Median Sales Price - Single-Family Detached

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.