

Local Market Update for March 2023

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



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Single-Family Detached	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
Key Metrics						
New Listings	29	26	- 10.3%	63	65	+ 3.2%
Pending Sales	25	27	+ 8.0%	56	73	+ 30.4%
Closed Sales	21	19	- 9.5%	60	52	- 13.3%
Days on Market Until Sale	4	15	+ 275.0%	8	24	+ 200.0%
Median Sales Price*	\$345,000	\$372,000	+ 7.8%	\$343,000	\$382,500	+ 11.5%
Average Sales Price*	\$355,975	\$386,863	+ 8.7%	\$356,287	\$397,708	+ 11.6%
Percent of List Price Received*	102.4%	100.2%	- 2.1%	101.5%	99.1%	- 2.4%
Inventory of Homes for Sale	9	10	+ 11.1%	--	--	--
Months Supply of Inventory	0.3	0.4	+ 33.3%	--	--	--

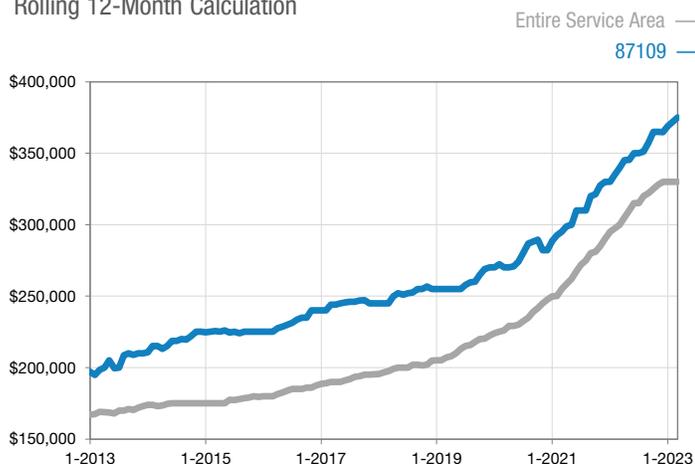
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
Key Metrics						
New Listings	9	12	+ 33.3%	30	35	+ 16.7%
Pending Sales	8	17	+ 112.5%	33	37	+ 12.1%
Closed Sales	8	14	+ 75.0%	36	26	- 27.8%
Days on Market Until Sale	23	14	- 39.1%	25	15	- 40.0%
Median Sales Price*	\$300,500	\$305,000	+ 1.5%	\$190,500	\$260,500	+ 36.7%
Average Sales Price*	\$280,000	\$290,893	+ 3.9%	\$191,808	\$249,285	+ 30.0%
Percent of List Price Received*	101.2%	100.8%	- 0.4%	99.7%	100.4%	+ 0.7%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	0.4	0.3	- 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.