

Local Market Update for March 2023

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



UNM South – 42

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

Single-Family Detached	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
Key Metrics						
New Listings	13	11	- 15.4%	48	39	- 18.8%
Pending Sales	13	16	+ 23.1%	42	39	- 7.1%
Closed Sales	17	10	- 41.2%	46	33	- 28.3%
Days on Market Until Sale	16	36	+ 125.0%	22	44	+ 100.0%
Median Sales Price*	\$389,000	\$297,250	- 23.6%	\$332,500	\$290,000	- 12.8%
Average Sales Price*	\$412,368	\$322,493	- 21.8%	\$353,186	\$320,037	- 9.4%
Percent of List Price Received*	105.3%	97.7%	- 7.2%	102.0%	98.2%	- 3.7%
Inventory of Homes for Sale	10	15	+ 50.0%	--	--	--
Months Supply of Inventory	0.5	1.1	+ 120.0%	--	--	--

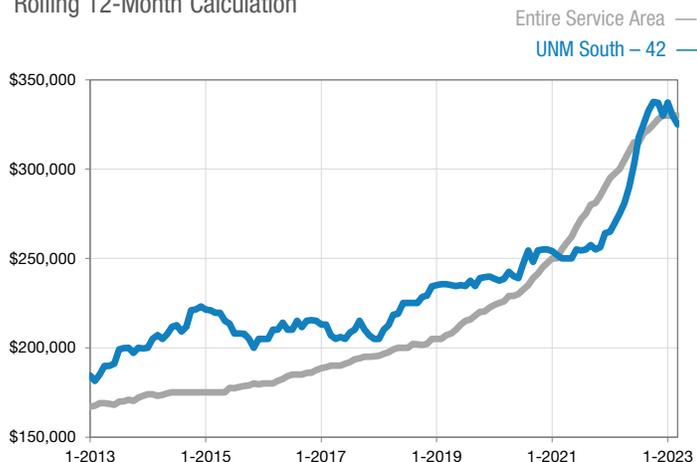
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
Key Metrics						
New Listings	5	4	- 20.0%	13	7	- 46.2%
Pending Sales	2	3	+ 50.0%	12	10	- 16.7%
Closed Sales	6	5	- 16.7%	11	9	- 18.2%
Days on Market Until Sale	5	49	+ 880.0%	12	56	+ 366.7%
Median Sales Price*	\$99,950	\$100,000	+ 0.1%	\$107,000	\$110,000	+ 2.8%
Average Sales Price*	\$146,267	\$156,580	+ 7.1%	\$171,055	\$173,433	+ 1.4%
Percent of List Price Received*	102.7%	99.4%	- 3.2%	99.6%	97.1%	- 2.5%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.5	0.7	+ 40.0%	--	--	--

* 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.

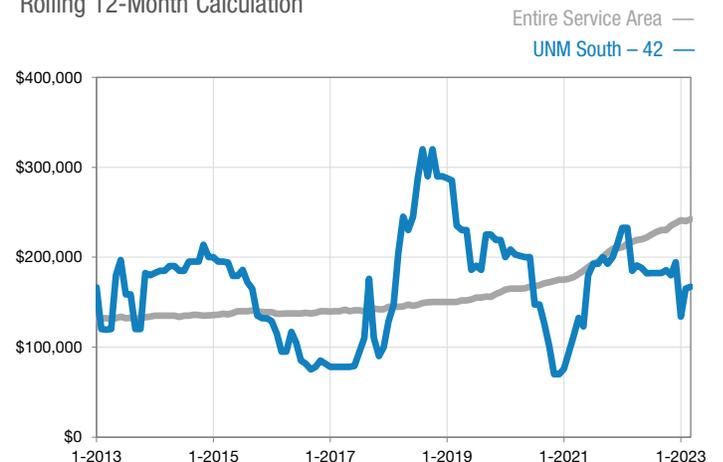
Median Sales Price - Single-Family Detached

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.