

Local Market Update for May 2023

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



87104

Single-Family Detached	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
Key Metrics						
New Listings	11	9	- 18.2%	57	27	- 52.6%
Pending Sales	7	6	- 14.3%	47	25	- 46.8%
Closed Sales	16	3	- 81.3%	58	20	- 65.5%
Days on Market Until Sale	8	81	+ 912.5%	24	30	+ 25.0%
Median Sales Price*	\$560,000	\$358,000	- 36.1%	\$444,995	\$382,500	- 14.0%
Average Sales Price*	\$533,813	\$316,667	- 40.7%	\$476,304	\$436,528	- 8.4%
Percent of List Price Received*	103.4%	97.9%	- 5.3%	101.3%	97.9%	- 3.4%
Inventory of Homes for Sale	15	6	- 60.0%	--	--	--
Months Supply of Inventory	1.4	0.9	- 35.7%	--	--	--

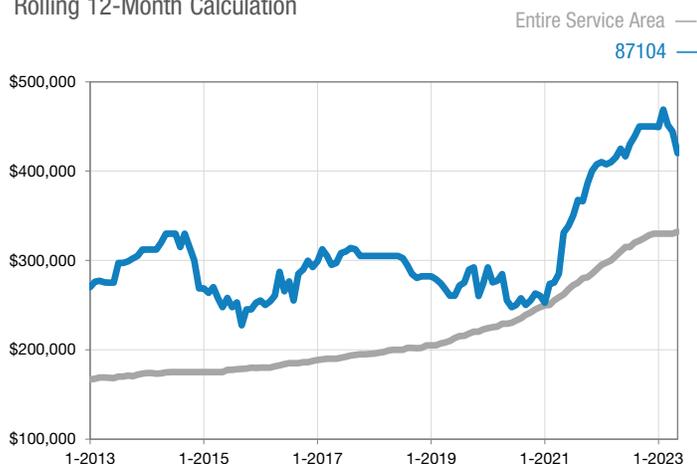
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
Key Metrics						
New Listings	4	3	- 25.0%	15	15	0.0%
Pending Sales	4	2	- 50.0%	17	14	- 17.6%
Closed Sales	4	1	- 75.0%	16	14	- 12.5%
Days on Market Until Sale	7	16	+ 128.6%	17	15	- 11.8%
Median Sales Price*	\$360,000	\$315,000	- 12.5%	\$319,500	\$330,000	+ 3.3%
Average Sales Price*	\$330,000	\$315,000	- 4.5%	\$325,480	\$388,716	+ 19.4%
Percent of List Price Received*	104.4%	92.6%	- 11.3%	101.0%	98.7%	- 2.3%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.3	0.9	+ 200.0%	--	--	--

* 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.

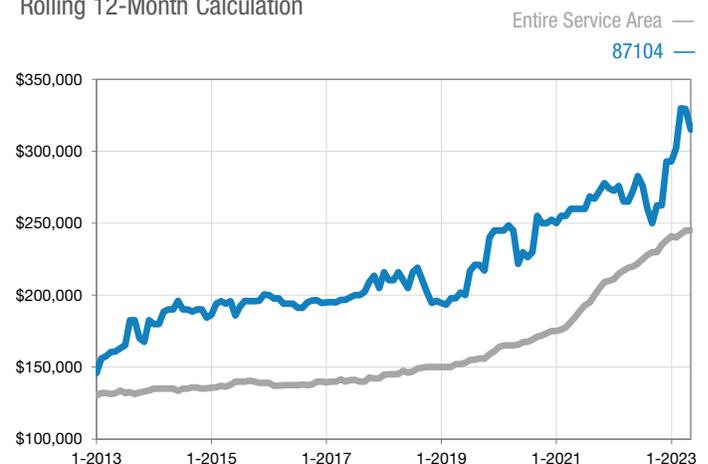
Median Sales Price - Single-Family Detached

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.