

Local Market Update for May 2023

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



87002

Single-Family Detached	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
Key Metrics						
New Listings	25	35	+ 40.0%	122	137	+ 12.3%
Pending Sales	21	23	+ 9.5%	124	122	- 1.6%
Closed Sales	26	20	- 23.1%	129	100	- 22.5%
Days on Market Until Sale	31	56	+ 80.6%	31	59	+ 90.3%
Median Sales Price*	\$292,450	\$260,950	- 10.8%	\$248,500	\$255,900	+ 3.0%
Average Sales Price*	\$303,531	\$278,800	- 8.1%	\$264,090	\$265,913	+ 0.7%
Percent of List Price Received*	101.6%	100.0%	- 1.6%	100.8%	98.8%	- 2.0%
Inventory of Homes for Sale	44	48	+ 9.1%	--	--	--
Months Supply of Inventory	1.9	2.4	+ 26.3%	--	--	--

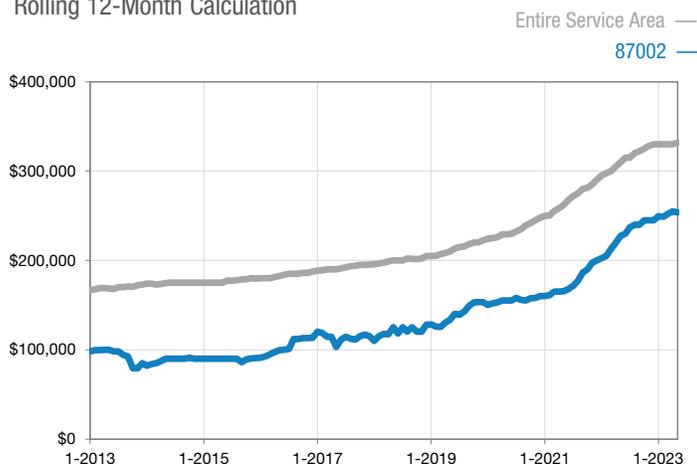
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
Key Metrics						
New Listings	4	1	- 75.0%	14	14	0.0%
Pending Sales	4	0	- 100.0%	13	9	- 30.8%
Closed Sales	2	3	+ 50.0%	11	10	- 9.1%
Days on Market Until Sale	5	3	- 40.0%	10	10	0.0%
Median Sales Price*	\$175,000	\$219,000	+ 25.1%	\$150,000	\$172,000	+ 14.7%
Average Sales Price*	\$175,000	\$186,683	+ 6.7%	\$154,427	\$176,205	+ 14.1%
Percent of List Price Received*	103.3%	104.1%	+ 0.8%	99.1%	102.9%	+ 3.8%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.8	0.5	- 37.5%	--	--	--

* 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.

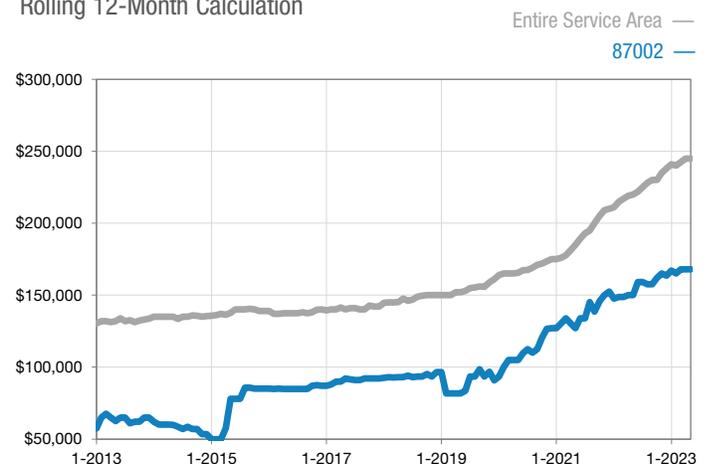
Median Sales Price - Single-Family Detached

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.