

Local Market Update for May 2023

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



Near South Valley – 90

East of Coors Blvd SW, South of Central Ave / Cesar Chavez, West of I-25, North of Rio Bravo Blvd SW

Single-Family Detached	May			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
New Listings	22	15	- 31.8%	111	65	- 41.4%
Pending Sales	22	16	- 27.3%	95	62	- 34.7%
Closed Sales	15	15	0.0%	91	55	- 39.6%
Days on Market Until Sale	8	34	+ 325.0%	14	26	+ 85.7%
Median Sales Price*	\$240,000	\$236,000	- 1.7%	\$213,233	\$230,000	+ 7.9%
Average Sales Price*	\$250,377	\$245,960	- 1.8%	\$225,671	\$248,007	+ 9.9%
Percent of List Price Received*	101.9%	99.2%	- 2.6%	100.7%	99.0%	- 1.7%
Inventory of Homes for Sale	21	9	- 57.1%	--	--	--
Months Supply of Inventory	1.2	0.6	- 50.0%	--	--	--

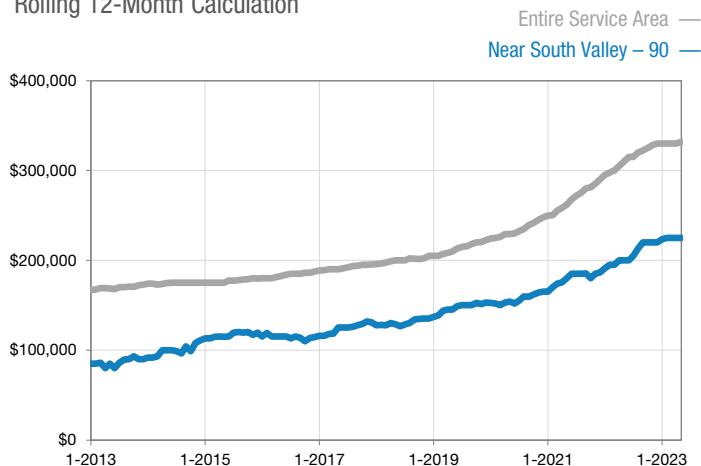
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
New Listings	2	0	- 100.0%	11	2	- 81.8%
Pending Sales	1	1	0.0%	6	4	- 33.3%
Closed Sales	3	1	- 66.7%	5	3	- 40.0%
Days on Market Until Sale	9	3	- 66.7%	6	47	+ 683.3%
Median Sales Price*	\$125,000	\$173,000	+ 38.4%	\$164,900	\$145,000	- 12.1%
Average Sales Price*	\$132,333	\$173,000	+ 30.7%	\$147,380	\$143,333	- 2.7%
Percent of List Price Received*	95.3%	88.7%	- 6.9%	96.7%	94.0%	- 2.8%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.2	--	--	--	--	--

* 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.

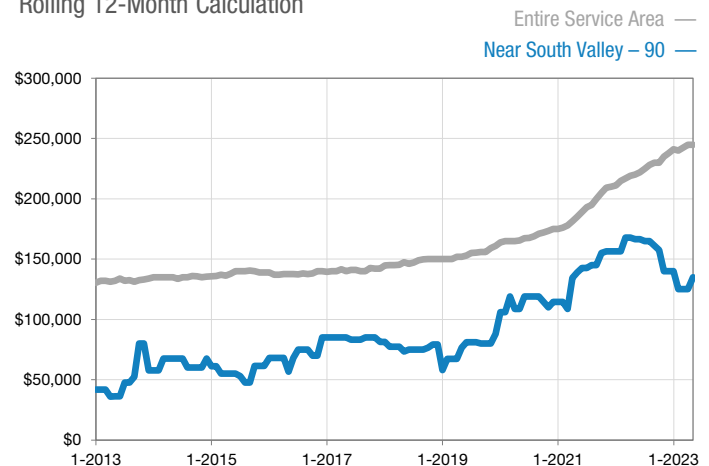
Median Sales Price - Single-Family Detached

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.