

Local Market Update for May 2023

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



Fairgrounds – 70

East of San Mateo Blvd NE, South of I-40, West of Wyoming Blvd NE, North of Central Ave

Single-Family Detached	May			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
New Listings	20	15	- 25.0%	75	56	- 25.3%
Pending Sales	16	12	- 25.0%	72	46	- 36.1%
Closed Sales	17	8	- 52.9%	72	35	- 51.4%
Days on Market Until Sale	5	5	0.0%	11	18	+ 63.6%
Median Sales Price*	\$270,000	\$272,500	+ 0.9%	\$258,000	\$265,000	+ 2.7%
Average Sales Price*	\$288,008	\$276,000	- 4.2%	\$262,710	\$261,415	- 0.5%
Percent of List Price Received*	103.5%	99.0%	- 4.3%	102.9%	100.8%	- 2.0%
Inventory of Homes for Sale	10	10	0.0%	--	--	--
Months Supply of Inventory	0.7	1.0	+ 42.9%	--	--	--

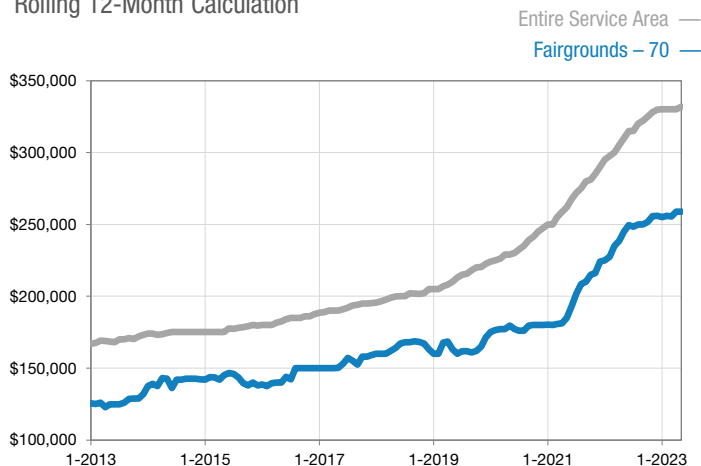
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
New Listings	1	0	- 100.0%	3	4	+ 33.3%
Pending Sales	0	0	0.0%	1	4	+ 300.0%
Closed Sales	0	1	--	1	4	+ 300.0%
Days on Market Until Sale	--	9	--	3	4	+ 33.3%
Median Sales Price*	--	\$109,900	--	\$117,000	\$249,000	+ 112.8%
Average Sales Price*	--	\$109,900	--	\$117,000	\$218,475	+ 86.7%
Percent of List Price Received*	--	100.0%	--	106.4%	99.7%	- 6.3%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.1	--	--	--	--	--

* 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.

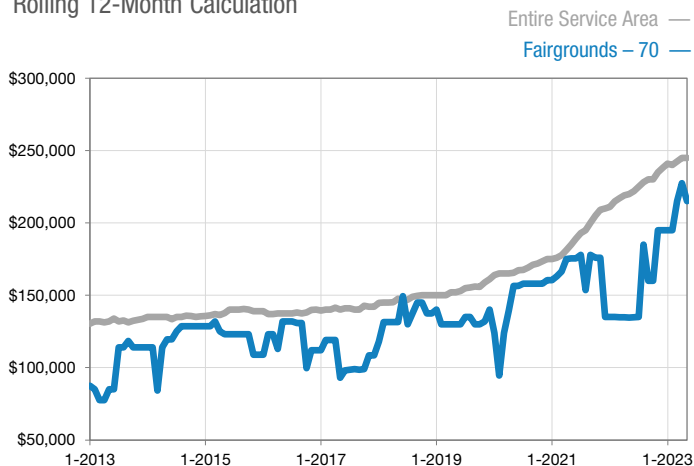
Median Sales Price - Single-Family Detached

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.