

Local Market Update for May 2023

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



87144

Single-Family Detached	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
Key Metrics						
New Listings	137	112	- 18.2%	559	492	- 12.0%
Pending Sales	107	108	+ 0.9%	468	449	- 4.1%
Closed Sales	98	106	+ 8.2%	476	384	- 19.3%
Days on Market Until Sale	13	40	+ 207.7%	18	40	+ 122.2%
Median Sales Price*	\$359,950	\$352,500	- 2.1%	\$350,000	\$348,000	- 0.6%
Average Sales Price*	\$386,280	\$389,685	+ 0.9%	\$370,556	\$381,109	+ 2.8%
Percent of List Price Received*	102.8%	100.2%	- 2.5%	101.9%	99.7%	- 2.2%
Inventory of Homes for Sale	128	128	0.0%	--	--	--
Months Supply of Inventory	1.2	1.5	+ 25.0%	--	--	--

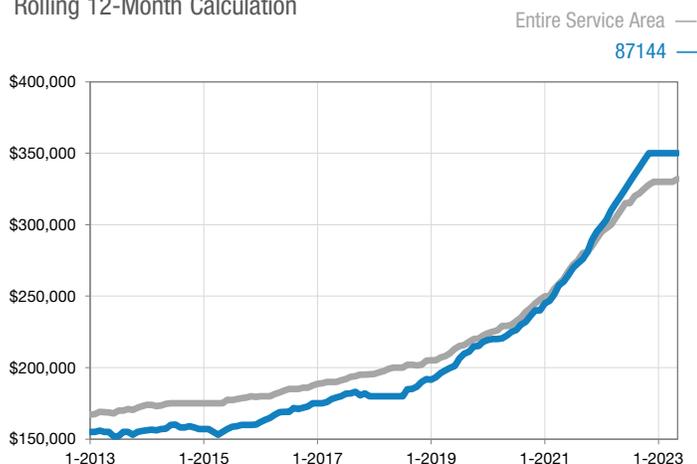
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
Key Metrics						
New Listings	0	0	0.0%	2	0	- 100.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	2	--	--	2	--	--
Median Sales Price*	\$265,000	--	--	\$265,000	--	--
Average Sales Price*	\$265,000	--	--	\$265,000	--	--
Percent of List Price Received*	104.0%	--	--	104.0%	--	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	--	--	--	--	--

* 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.

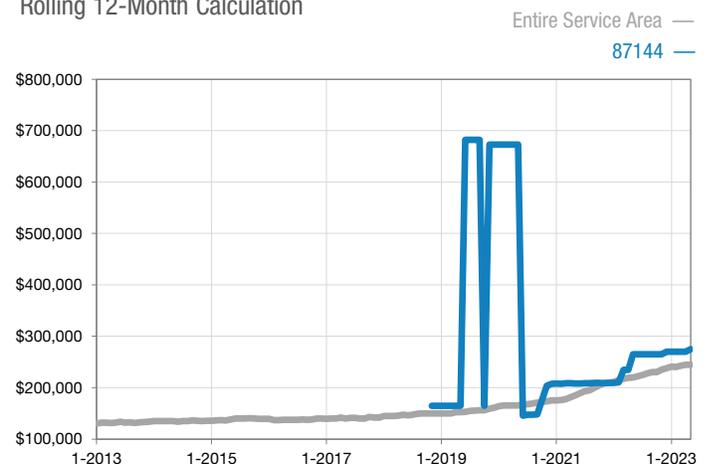
Median Sales Price - Single-Family Detached

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.