

Local Market Update for May 2023

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



87122

Single-Family Detached	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
Key Metrics						
New Listings	42	24	- 42.9%	158	118	- 25.3%
Pending Sales	28	23	- 17.9%	130	101	- 22.3%
Closed Sales	28	24	- 14.3%	107	89	- 16.8%
Days on Market Until Sale	7	14	+ 100.0%	16	25	+ 56.3%
Median Sales Price*	\$713,000	\$691,077	- 3.1%	\$700,000	\$700,000	0.0%
Average Sales Price*	\$790,936	\$817,194	+ 3.3%	\$782,100	\$778,035	- 0.5%
Percent of List Price Received*	102.0%	100.0%	- 2.0%	101.8%	98.9%	- 2.8%
Inventory of Homes for Sale	30	24	- 20.0%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 9.1%	--	--	--

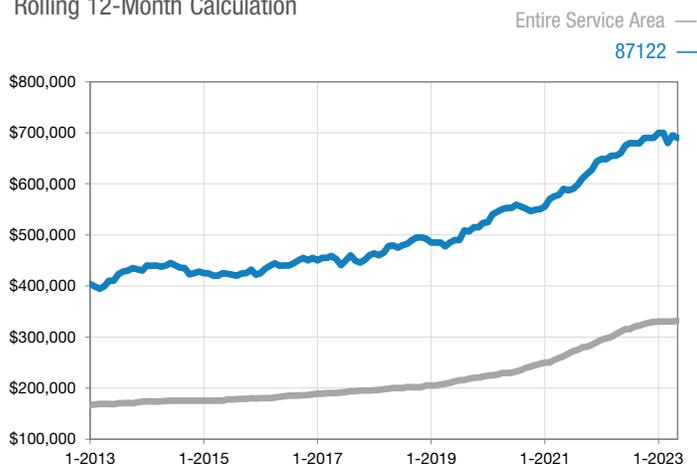
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
Key Metrics						
New Listings	0	1	--	3	3	0.0%
Pending Sales	0	1	--	3	3	0.0%
Closed Sales	1	1	0.0%	4	3	- 25.0%
Days on Market Until Sale	2	0	- 100.0%	2	4	+ 100.0%
Median Sales Price*	\$406,000	\$545,000	+ 34.2%	\$354,000	\$300,900	- 15.0%
Average Sales Price*	\$406,000	\$545,000	+ 34.2%	\$313,250	\$373,633	+ 19.3%
Percent of List Price Received*	104.4%	118.5%	+ 13.5%	110.2%	110.2%	0.0%
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

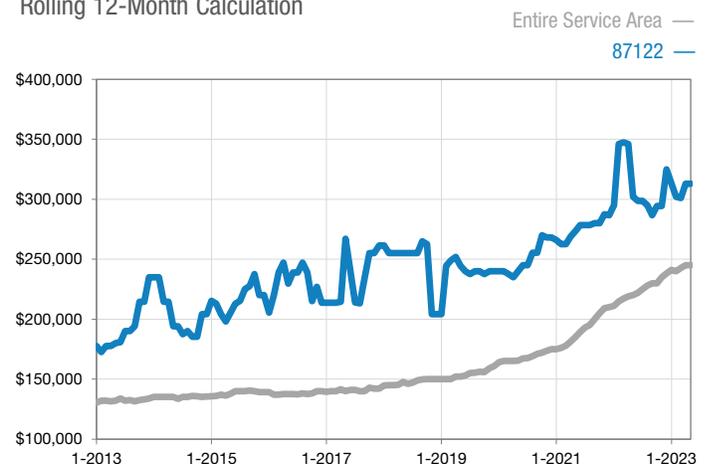
Median Sales Price - Single-Family Detached

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.