

Local Market Update for May 2023

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



East Los Lunas, Tome, Valencia – 711

North of Patricio Dr, South of Valencia Rd, East of Rio Grande River, West of La Ladera Rd

Single-Family Detached	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
Key Metrics						
New Listings	8	7	- 12.5%	32	25	- 21.9%
Pending Sales	6	8	+ 33.3%	24	22	- 8.3%
Closed Sales	7	2	- 71.4%	19	15	- 21.1%
Days on Market Until Sale	64	75	+ 17.2%	44	62	+ 40.9%
Median Sales Price*	\$579,000	\$517,500	- 10.6%	\$480,000	\$390,000	- 18.8%
Average Sales Price*	\$506,560	\$517,500	+ 2.2%	\$455,707	\$399,800	- 12.3%
Percent of List Price Received*	100.4%	98.0%	- 2.4%	99.2%	97.4%	- 1.8%
Inventory of Homes for Sale	9	13	+ 44.4%	--	--	--
Months Supply of Inventory	1.8	4.5	+ 150.0%	--	--	--

* 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%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
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.

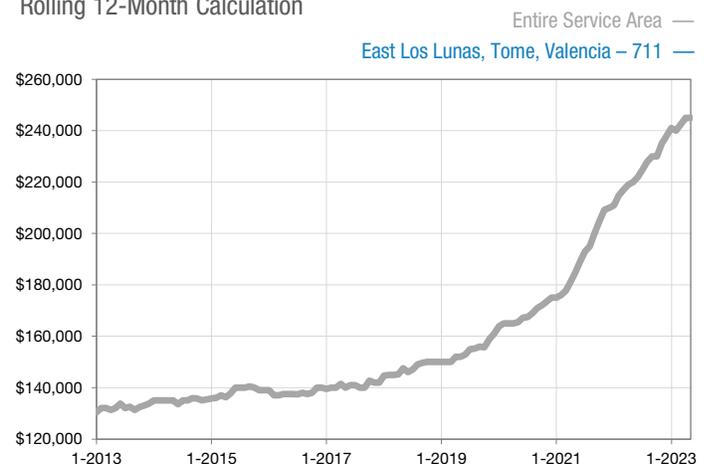
Median Sales Price - Single-Family Detached

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.