

Local Market Update for May 2023

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



Far Northeast Heights – 30

East of Wyoming Blvd NE, South of Paseo del Norte Blvd NE / San Antonio Dr NE, West of Tramway Blvd, North of Montgomery Blvd NE

Single-Family Detached	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
Key Metrics						
New Listings	50	47	- 6.0%	215	174	- 19.1%
Pending Sales	41	41	0.0%	196	168	- 14.3%
Closed Sales	46	42	- 8.7%	190	144	- 24.2%
Days on Market Until Sale	8	10	+ 25.0%	11	19	+ 72.7%
Median Sales Price*	\$440,000	\$460,000	+ 4.5%	\$420,000	\$447,250	+ 6.5%
Average Sales Price*	\$499,797	\$495,238	- 0.9%	\$478,637	\$506,310	+ 5.8%
Percent of List Price Received*	102.2%	100.8%	- 1.4%	102.7%	100.0%	- 2.6%
Inventory of Homes for Sale	25	21	- 16.0%	--	--	--
Months Supply of Inventory	0.6	0.7	+ 16.7%	--	--	--

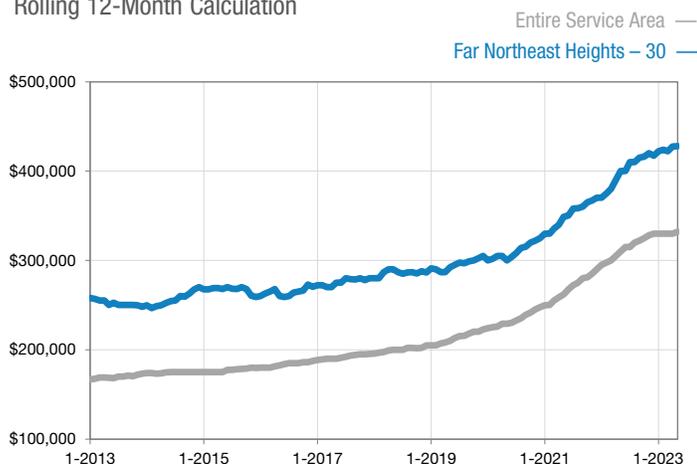
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
Key Metrics						
New Listings	14	13	- 7.1%	51	47	- 7.8%
Pending Sales	12	11	- 8.3%	45	48	+ 6.7%
Closed Sales	9	11	+ 22.2%	42	45	+ 7.1%
Days on Market Until Sale	9	2	- 77.8%	6	13	+ 116.7%
Median Sales Price*	\$235,000	\$345,000	+ 46.8%	\$267,500	\$305,000	+ 14.0%
Average Sales Price*	\$266,111	\$325,800	+ 22.4%	\$291,138	\$310,126	+ 6.5%
Percent of List Price Received*	105.3%	101.7%	- 3.4%	103.5%	100.9%	- 2.5%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	0.6	0.2	- 66.7%	--	--	--

* 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.

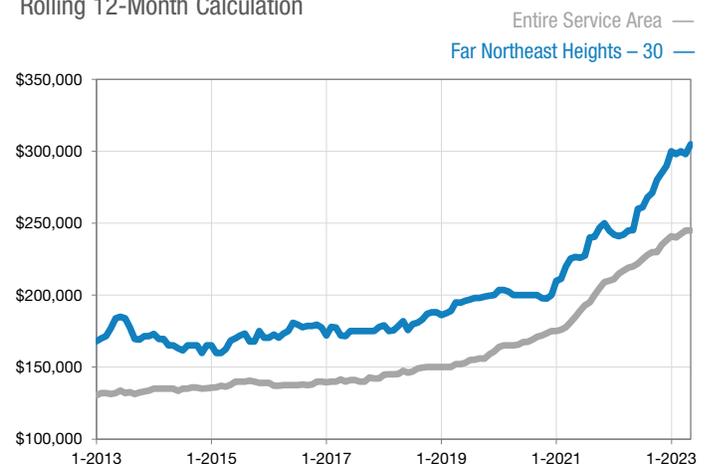
Median Sales Price - Single-Family Detached

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.