

Local Market Update for May 2023

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



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Single-Family Detached	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
Key Metrics						
New Listings	45	51	+ 13.3%	235	175	- 25.5%
Pending Sales	47	47	0.0%	217	158	- 27.2%
Closed Sales	42	32	- 23.8%	202	136	- 32.7%
Days on Market Until Sale	9	18	+ 100.0%	12	27	+ 125.0%
Median Sales Price*	\$310,000	\$327,450	+ 5.6%	\$320,000	\$365,000	+ 14.1%
Average Sales Price*	\$343,067	\$353,554	+ 3.1%	\$348,406	\$385,005	+ 10.5%
Percent of List Price Received*	101.3%	101.0%	- 0.3%	102.2%	99.3%	- 2.8%
Inventory of Homes for Sale	30	33	+ 10.0%	--	--	--
Months Supply of Inventory	0.6	1.0	+ 66.7%	--	--	--

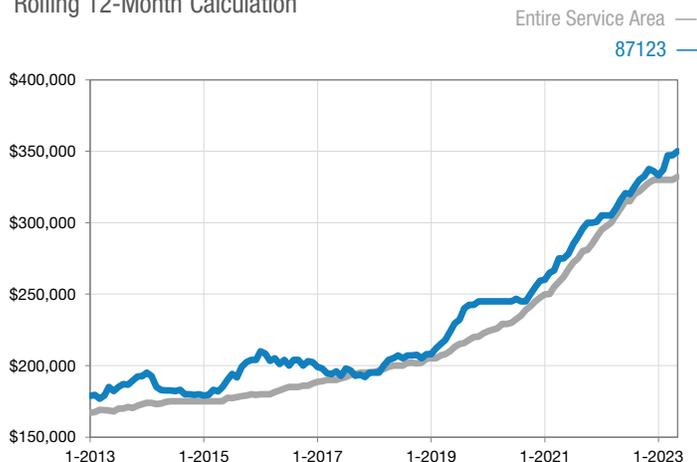
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
Key Metrics						
New Listings	9	10	+ 11.1%	45	39	- 13.3%
Pending Sales	11	11	0.0%	50	34	- 32.0%
Closed Sales	9	9	0.0%	47	32	- 31.9%
Days on Market Until Sale	2	6	+ 200.0%	16	11	- 31.3%
Median Sales Price*	\$280,000	\$280,000	0.0%	\$275,000	\$244,500	- 11.1%
Average Sales Price*	\$277,222	\$284,667	+ 2.7%	\$273,601	\$257,916	- 5.7%
Percent of List Price Received*	103.9%	102.8%	- 1.1%	103.5%	100.7%	- 2.7%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	0.3	0.7	+ 133.3%	--	--	--

* 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.

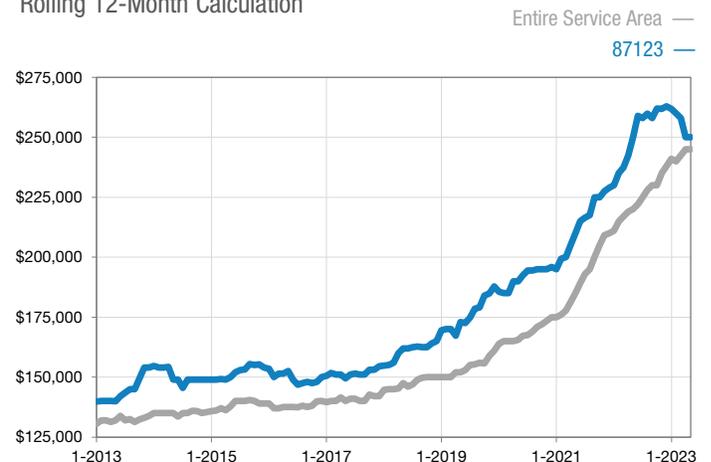
Median Sales Price - Single-Family Detached

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.