

Local Market Update for May 2023

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



UNM South – 42

East of I-25, South of Central Ave, West of San Mateo Blvd NE, North of Kirtland AFB

Single-Family Detached

Key Metrics	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
New Listings	23	21	- 8.7%	95	75	- 21.1%
Pending Sales	18	19	+ 5.6%	80	67	- 16.3%
Closed Sales	20	14	- 30.0%	76	54	- 28.9%
Days on Market Until Sale	8	21	+ 162.5%	16	36	+ 125.0%
Median Sales Price*	\$335,000	\$317,500	- 5.2%	\$341,500	\$303,450	- 11.1%
Average Sales Price*	\$418,190	\$343,350	- 17.9%	\$378,798	\$331,494	- 12.5%
Percent of List Price Received*	104.7%	99.2%	- 5.3%	103.0%	98.5%	- 4.4%
Inventory of Homes for Sale	17	16	- 5.9%	--	--	--
Months Supply of Inventory	1.0	1.2	+ 20.0%	--	--	--

* 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.

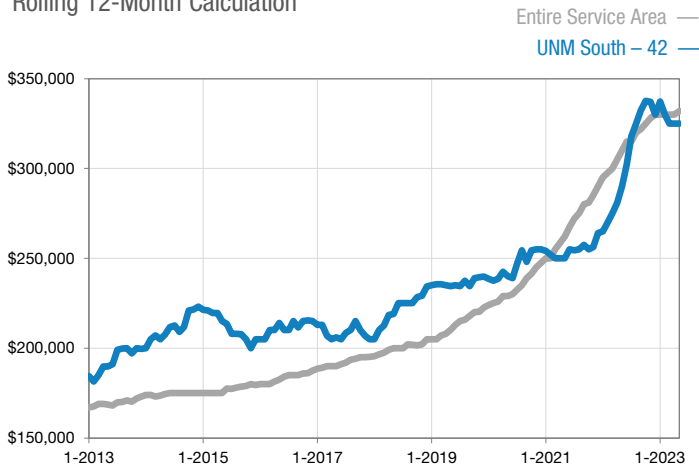
Single-Family Attached

Key Metrics	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
New Listings	4	3	- 25.0%	21	14	- 33.3%
Pending Sales	2	2	0.0%	19	16	- 15.8%
Closed Sales	2	4	+ 100.0%	18	16	- 11.1%
Days on Market Until Sale	3	27	+ 800.0%	10	49	+ 390.0%
Median Sales Price*	\$94,500	\$227,000	+ 140.2%	\$101,000	\$136,500	+ 35.1%
Average Sales Price*	\$94,500	\$222,250	+ 135.2%	\$188,533	\$189,900	+ 0.7%
Percent of List Price Received*	100.6%	98.1%	- 2.5%	99.7%	97.5%	- 2.2%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 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.

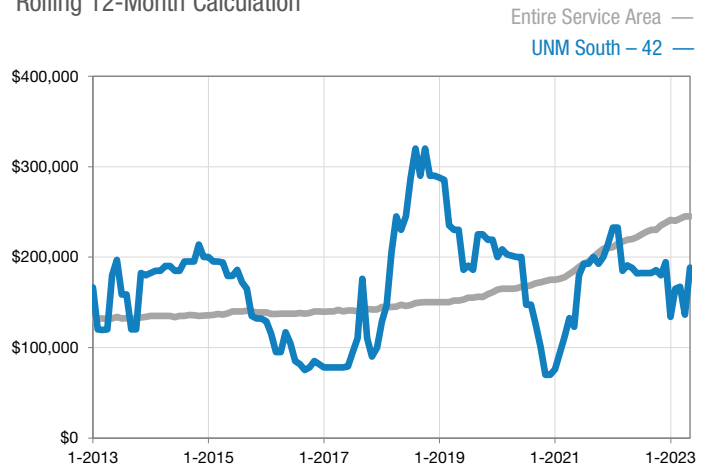
Median Sales Price - Single-Family Detached

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.