

Local Market Update for May 2023

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



87106

Single-Family Detached	May			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
New Listings	25	38	+ 52.0%	105	106	+ 1.0%
Pending Sales	21	24	+ 14.3%	86	86	0.0%
Closed Sales	17	17	0.0%	82	66	- 19.5%
Days on Market Until Sale	4	18	+ 350.0%	10	30	+ 200.0%
Median Sales Price*	\$320,000	\$434,148	+ 35.7%	\$350,000	\$373,750	+ 6.8%
Average Sales Price*	\$356,024	\$434,528	+ 22.1%	\$373,210	\$394,059	+ 5.6%
Percent of List Price Received*	105.3%	97.9%	- 7.0%	103.8%	97.9%	- 5.7%
Inventory of Homes for Sale	19	27	+ 42.1%	--	--	--
Months Supply of Inventory	0.9	1.6	+ 77.8%	--	--	--

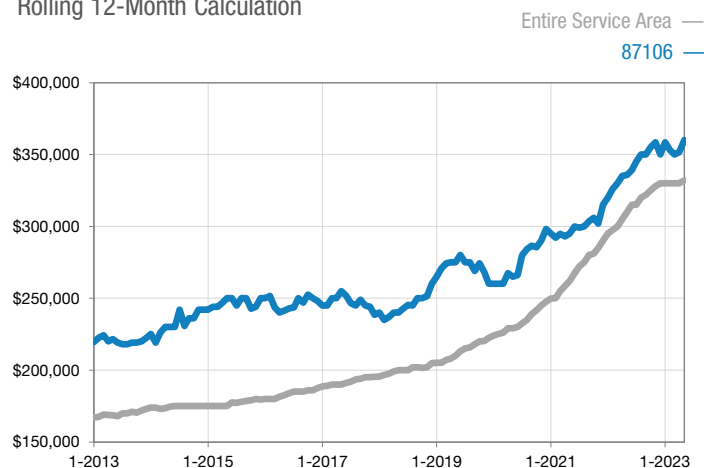
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
New Listings	7	9	+ 28.6%	26	21	- 19.2%
Pending Sales	5	6	+ 20.0%	21	20	- 4.8%
Closed Sales	5	4	- 20.0%	21	15	- 28.6%
Days on Market Until Sale	4	3	- 25.0%	12	33	+ 175.0%
Median Sales Price*	\$192,500	\$227,000	+ 17.9%	\$255,000	\$177,000	- 30.6%
Average Sales Price*	\$235,710	\$218,500	- 7.3%	\$237,312	\$189,427	- 20.2%
Percent of List Price Received*	98.3%	104.6%	+ 6.4%	98.3%	99.6%	+ 1.3%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	1.1	2.0	+ 81.8%	--	--	--

* 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.

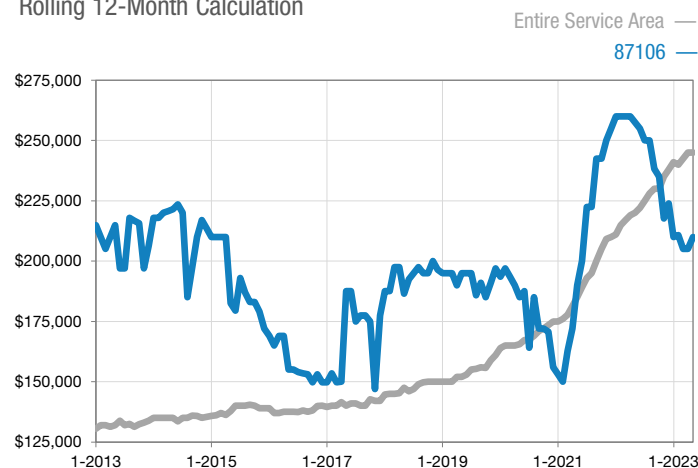
Median Sales Price - Single-Family Detached

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.