

Local Market Update for May 2023

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



Zuzax, Tijeras – 240

North of Tijeras, South of Frost Rd, East of Gutierrez Canyon, West of Hwy 217

| Single-Family Detached | May | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2022 | 2023 | Percent Change | Thru 5-2022 | Thru 5-2023 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 12 | 8 | - 33.3% | 44 | 30 | - 31.8% |
| Pending Sales | 6 | 6 | 0.0% | 33 | 25 | - 24.2% |
| Closed Sales | 8 | 8 | 0.0% | 33 | 22 | - 33.3% |
| Days on Market Until Sale | 9 | 11 | + 22.2% | 15 | 26 | + 73.3% |
| Median Sales Price* | \$607,500 | \$422,500 | - 30.5% | \$440,000 | \$422,500 | - 4.0% |
| Average Sales Price* | \$533,688 | \$520,675 | - 2.4% | \$458,120 | \$499,609 | + 9.1% |
| Percent of List Price Received* | 101.2% | 99.9% | - 1.3% | 100.0% | 98.2% | - 1.8% |
| Inventory of Homes for Sale | 13 | 8 | - 38.5% | -- | -- | -- |
| Months Supply of Inventory | 1.8 | 1.3 | - 27.8% | -- | -- | -- |

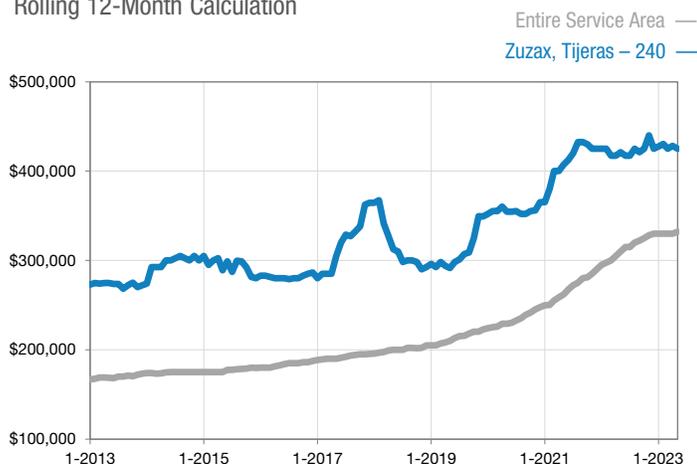
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | May | | | Year to Date | | |
|---------------------------------|------|------|----------------|--------------|-------------|----------------|
| | 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.

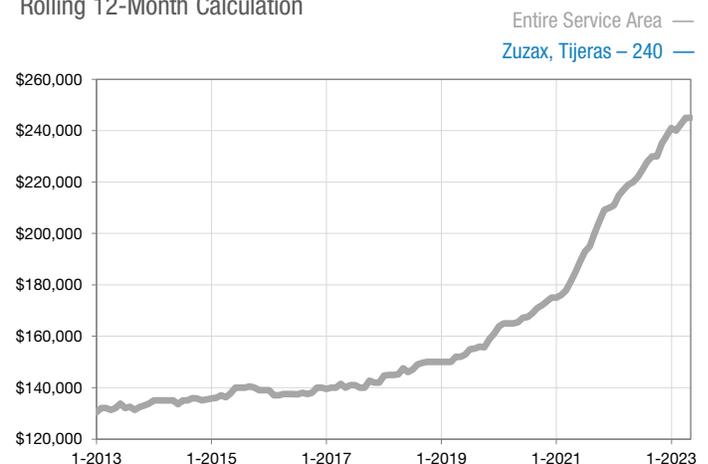
Median Sales Price - Single-Family Detached

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.