

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		
Key Metrics	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
New Listings	30	22	- 26.7%	90	76	- 15.6%
Pending Sales	24	14	- 41.7%	78	59	- 24.4%
Closed Sales	19	12	- 36.8%	73	46	- 37.0%
Days on Market Until Sale	8	9	+ 12.5%	23	14	- 39.1%
Median Sales Price*	\$441,000	\$570,000	+ 29.3%	\$440,000	\$440,500	+ 0.1%
Average Sales Price*	\$480,665	\$564,682	+ 17.5%	\$465,647	\$475,903	+ 2.2%
Percent of List Price Received*	104.0%	102.2%	- 1.7%	102.9%	100.3%	- 2.5%
Inventory of Homes for Sale	23	15	- 34.8%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.4%	--	--	--

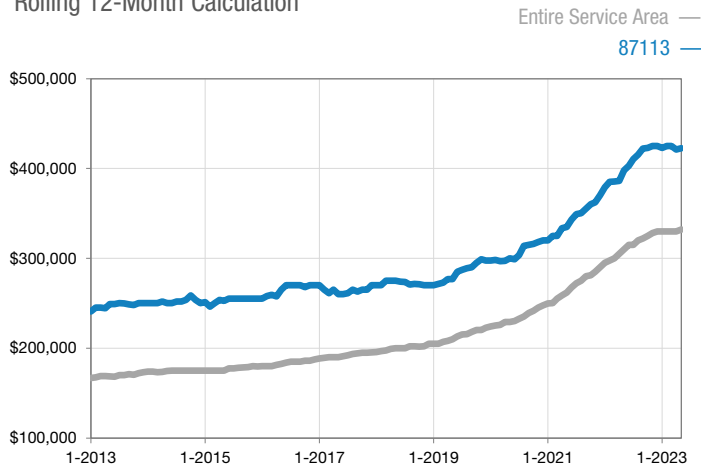
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
New Listings	5	1	- 80.0%	18	7	- 61.1%
Pending Sales	5	0	- 100.0%	18	6	- 66.7%
Closed Sales	3	4	+ 33.3%	13	5	- 61.5%
Days on Market Until Sale	2	5	+ 150.0%	2	7	+ 250.0%
Median Sales Price*	\$225,000	\$262,000	+ 16.4%	\$235,000	\$255,000	+ 8.5%
Average Sales Price*	\$259,500	\$258,625	- 0.3%	\$250,269	\$257,900	+ 3.0%
Percent of List Price Received*	101.1%	98.7%	- 2.4%	103.4%	98.6%	- 4.6%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.3	0.5	+ 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.

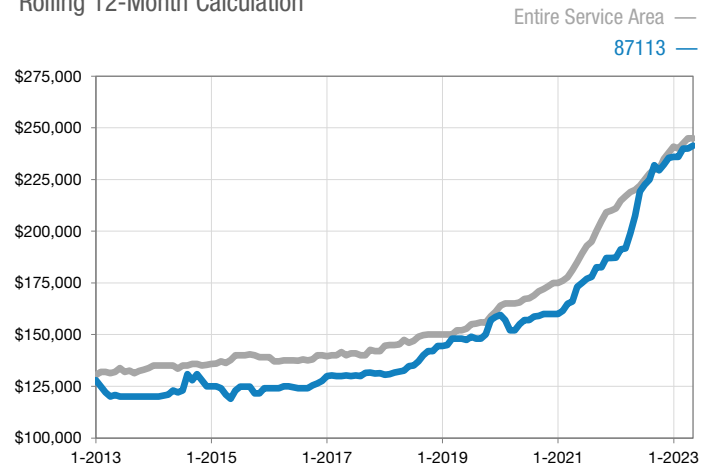
Median Sales Price - Single-Family Detached

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.