

Local Market Update for May 2023

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



87121

Single-Family Detached	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
Key Metrics						
New Listings	88	49	- 44.3%	409	266	- 35.0%
Pending Sales	80	53	- 33.8%	358	278	- 22.3%
Closed Sales	71	50	- 29.6%	317	253	- 20.2%
Days on Market Until Sale	7	19	+ 171.4%	8	21	+ 162.5%
Median Sales Price*	\$260,000	\$270,500	+ 4.0%	\$250,000	\$265,000	+ 6.0%
Average Sales Price*	\$257,282	\$280,141	+ 8.9%	\$252,528	\$272,347	+ 7.8%
Percent of List Price Received*	102.6%	100.6%	- 1.9%	102.6%	100.1%	- 2.4%
Inventory of Homes for Sale	67	29	- 56.7%	--	--	--
Months Supply of Inventory	1.0	0.5	- 50.0%	--	--	--

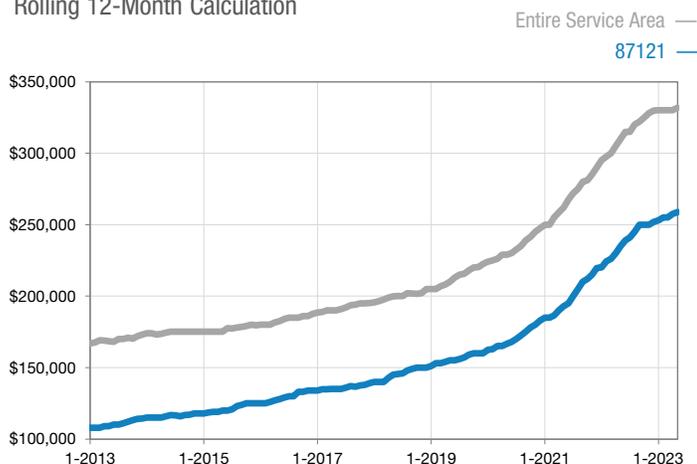
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
Key Metrics						
New Listings	1	2	+ 100.0%	11	4	- 63.6%
Pending Sales	1	1	0.0%	13	6	- 53.8%
Closed Sales	1	2	+ 100.0%	12	5	- 58.3%
Days on Market Until Sale	3	15	+ 400.0%	5	23	+ 360.0%
Median Sales Price*	\$186,000	\$187,500	+ 0.8%	\$222,000	\$215,000	- 3.2%
Average Sales Price*	\$186,000	\$187,500	+ 0.8%	\$209,500	\$219,600	+ 4.8%
Percent of List Price Received*	100.5%	102.2%	+ 1.7%	102.9%	100.4%	- 2.4%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.6	0.7	+ 16.7%	--	--	--

* 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.

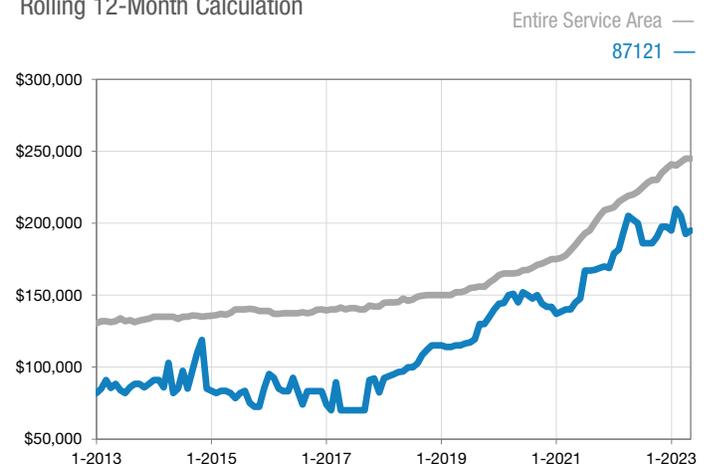
Median Sales Price - Single-Family Detached

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.