

# Local Market Update for May 2023

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



## Near South Valley – 90

East of Coors Blvd SW, South of Central Ave / Cesar Chavez, West of I-25, North of Rio Bravo Blvd SW

Single-Family Detached	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
<b>Key Metrics</b>						
New Listings	22	15	- 31.8%	111	65	- 41.4%
Pending Sales	22	16	- 27.3%	95	62	- 34.7%
Closed Sales	15	15	0.0%	91	55	- 39.6%
Days on Market Until Sale	8	34	+ 325.0%	14	26	+ 85.7%
Median Sales Price*	\$240,000	<b>\$236,000</b>	- 1.7%	\$213,233	<b>\$230,000</b>	+ 7.9%
Average Sales Price*	\$250,377	<b>\$245,960</b>	- 1.8%	\$225,671	<b>\$248,007</b>	+ 9.9%
Percent of List Price Received*	101.9%	<b>99.2%</b>	- 2.6%	100.7%	<b>99.0%</b>	- 1.7%
Inventory of Homes for Sale	21	9	- 57.1%	--	--	--
Months Supply of Inventory	1.2	<b>0.6</b>	- 50.0%	--	--	--

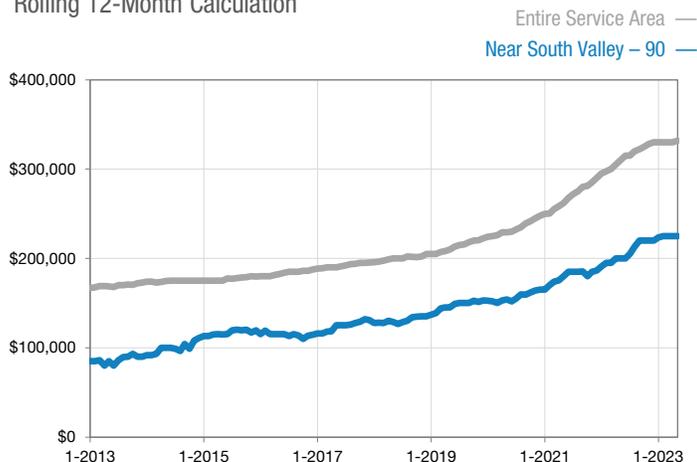
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
<b>Key Metrics</b>						
New Listings	2	0	- 100.0%	11	2	- 81.8%
Pending Sales	1	1	0.0%	6	4	- 33.3%
Closed Sales	3	1	- 66.7%	5	3	- 40.0%
Days on Market Until Sale	9	3	- 66.7%	6	47	+ 683.3%
Median Sales Price*	\$125,000	<b>\$173,000</b>	+ 38.4%	\$164,900	<b>\$145,000</b>	- 12.1%
Average Sales Price*	\$132,333	<b>\$173,000</b>	+ 30.7%	\$147,380	<b>\$143,333</b>	- 2.7%
Percent of List Price Received*	95.3%	<b>88.7%</b>	- 6.9%	96.7%	<b>94.0%</b>	- 2.8%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.2	--	--	--	--	--

\* 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.

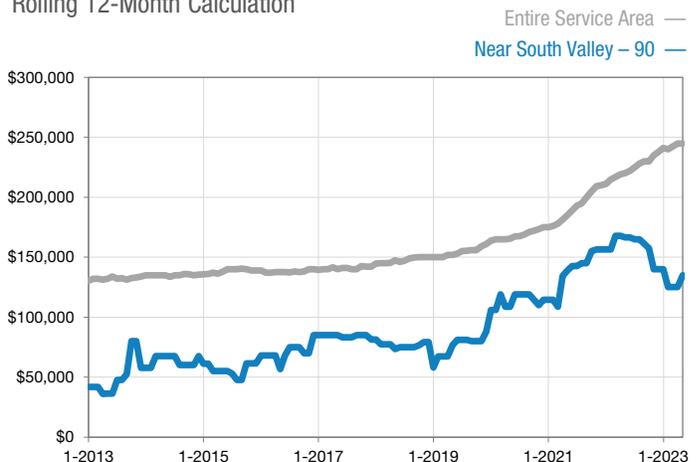
### Median Sales Price - Single-Family Detached

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.