

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 | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2022 | 2023 | Percent Change | Thru 5-2022 | Thru 5-2023 | Percent Change |
| Key Metrics | | | | | | |
| 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% | -- | -- | -- |

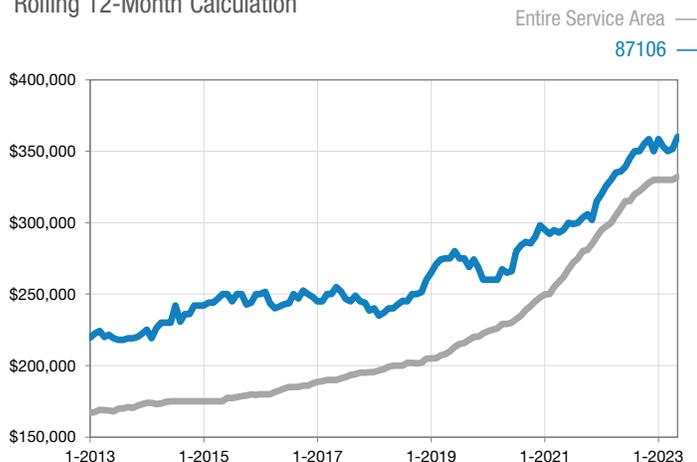
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | May | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2022 | 2023 | Percent Change | Thru 5-2022 | Thru 5-2023 | Percent Change |
| Key Metrics | | | | | | |
| 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% | -- | -- | -- |

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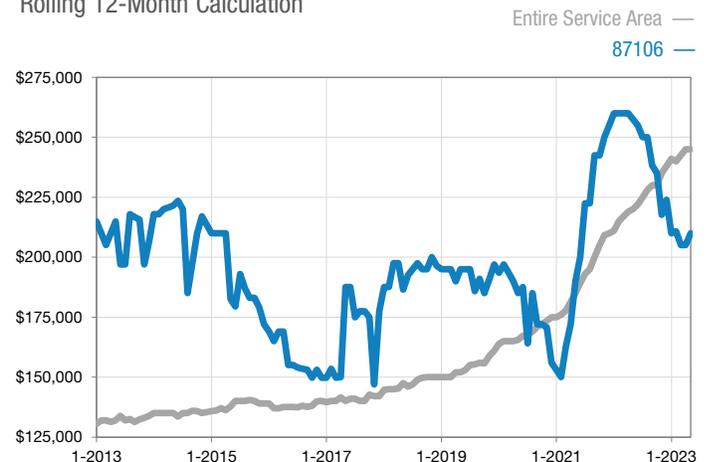
Median Sales Price - Single-Family Detached

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.