

Local Market Update for May 2023

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



North of I-40 – 220

North of I-40, West of Golden, East of Sandia Mountains, NW of Gutierrez Canyon

Single-Family Detached	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
Key Metrics						
New Listings	20	18	- 10.0%	64	56	- 12.5%
Pending Sales	18	7	- 61.1%	59	39	- 33.9%
Closed Sales	6	9	+ 50.0%	52	35	- 32.7%
Days on Market Until Sale	10	40	+ 300.0%	34	37	+ 8.8%
Median Sales Price*	\$510,000	\$555,000	+ 8.8%	\$475,000	\$487,000	+ 2.5%
Average Sales Price*	\$519,621	\$634,833	+ 22.2%	\$529,179	\$551,774	+ 4.3%
Percent of List Price Received*	102.4%	98.1%	- 4.2%	99.7%	98.9%	- 0.8%
Inventory of Homes for Sale	14	19	+ 35.7%	--	--	--
Months Supply of Inventory	1.0	2.1	+ 110.0%	--	--	--

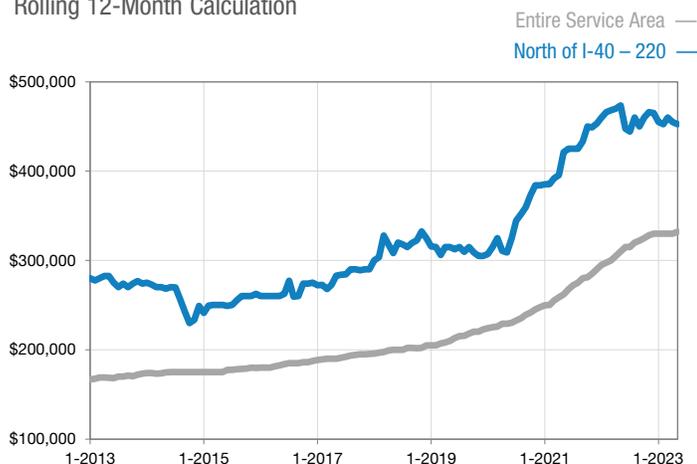
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
Key Metrics						
New Listings	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.

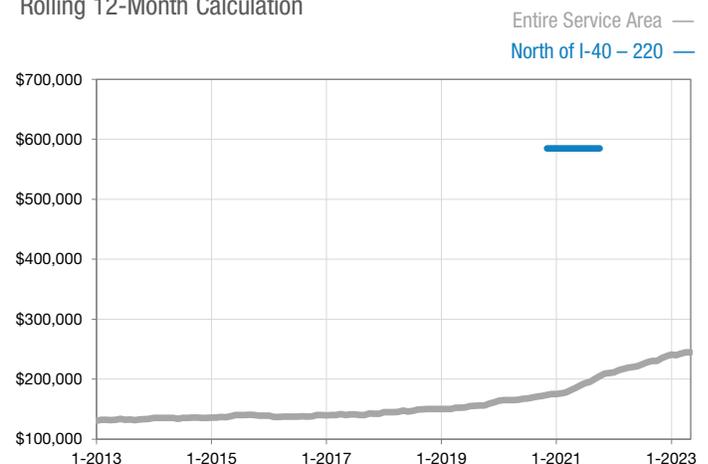
Median Sales Price - Single-Family Detached

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.