

Local Market Update for May 2023

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



Albuquerque Acres West – 21

East of I-25, South of Tramway Rd, West of Ventura St NE, North of Paseo del Norte Blvd NE

Single-Family Detached	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
Key Metrics						
New Listings	38	19	- 50.0%	105	76	- 27.6%
Pending Sales	25	13	- 48.0%	82	64	- 22.0%
Closed Sales	22	14	- 36.4%	73	50	- 31.5%
Days on Market Until Sale	4	5	+ 25.0%	15	15	0.0%
Median Sales Price*	\$602,543	\$597,500	- 0.8%	\$532,475	\$491,600	- 7.7%
Average Sales Price*	\$601,574	\$573,656	- 4.6%	\$562,431	\$526,774	- 6.3%
Percent of List Price Received*	103.4%	102.6%	- 0.8%	102.2%	100.2%	- 2.0%
Inventory of Homes for Sale	28	11	- 60.7%	--	--	--
Months Supply of Inventory	1.5	0.8	- 46.7%	--	--	--

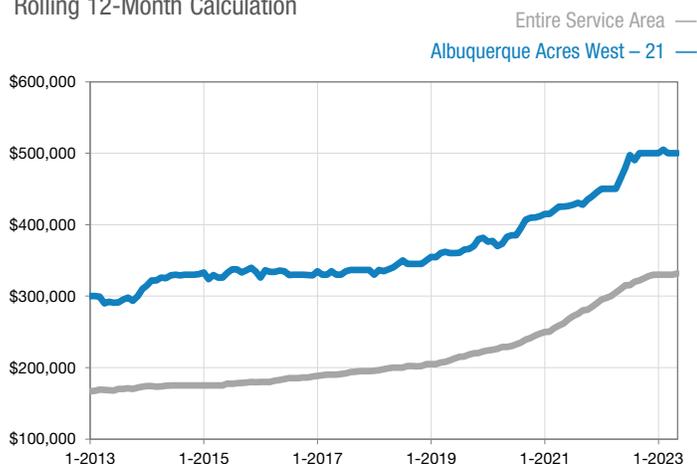
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
Key Metrics						
New Listings	1	1	0.0%	4	2	- 50.0%
Pending Sales	1	0	- 100.0%	5	1	- 80.0%
Closed Sales	1	1	0.0%	5	1	- 80.0%
Days on Market Until Sale	0	2	--	2	2	0.0%
Median Sales Price*	\$335,000	\$283,000	- 15.5%	\$335,000	\$283,000	- 15.5%
Average Sales Price*	\$335,000	\$283,000	- 15.5%	\$329,800	\$283,000	- 14.2%
Percent of List Price Received*	101.5%	100.0%	- 1.5%	103.3%	100.0%	- 3.2%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	1.0	--	--	--	--

* 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.

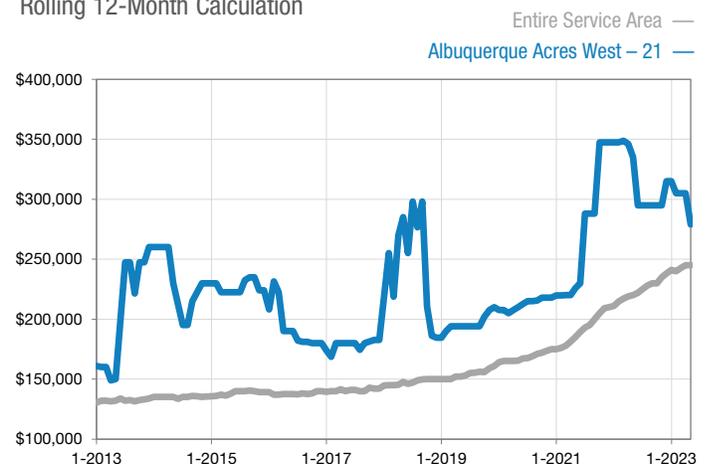
Median Sales Price - Single-Family Detached

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.