

Local Market Update for May 2023

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



Near North Valley – 101

East of Rio Grande River, South of Montgomery Blvd NE / Montano Rd NE, West of I-25, North of I-40

Single-Family Detached	May			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
New Listings	24	16	- 33.3%	128	70	- 45.3%
Pending Sales	16	12	- 25.0%	88	60	- 31.8%
Closed Sales	16	9	- 43.8%	94	59	- 37.2%
Days on Market Until Sale	50	18	- 64.0%	31	47	+ 51.6%
Median Sales Price*	\$495,000	\$295,000	- 40.4%	\$333,245	\$330,833	- 0.7%
Average Sales Price*	\$473,090	\$336,944	- 28.8%	\$367,867	\$348,502	- 5.3%
Percent of List Price Received*	100.3%	101.4%	+ 1.1%	100.8%	99.4%	- 1.4%
Inventory of Homes for Sale	51	32	- 37.3%	--	--	--
Months Supply of Inventory	2.5	2.1	- 16.0%	--	--	--

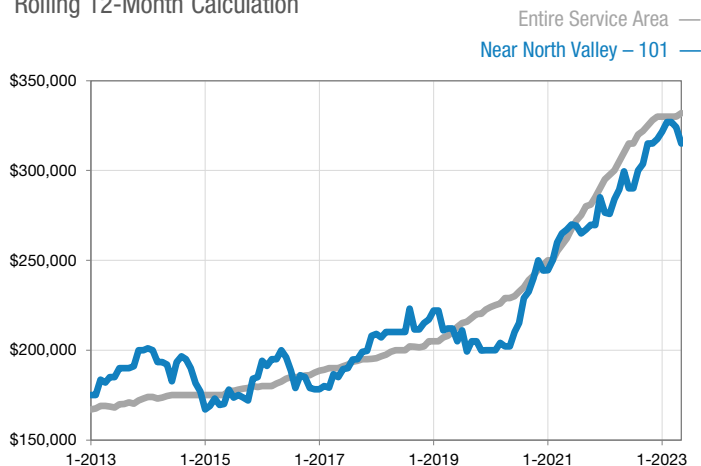
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
New Listings	2	3	+ 50.0%	24	9	- 62.5%
Pending Sales	6	3	- 50.0%	27	12	- 55.6%
Closed Sales	3	1	- 66.7%	28	10	- 64.3%
Days on Market Until Sale	1	36	+ 3500.0%	16	14	- 12.5%
Median Sales Price*	\$200,000	\$238,000	+ 19.0%	\$239,500	\$263,250	+ 9.9%
Average Sales Price*	\$206,633	\$238,000	+ 15.2%	\$277,345	\$302,144	+ 8.9%
Percent of List Price Received*	101.8%	97.1%	- 4.6%	101.4%	99.7%	- 1.7%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.2	--	--	--	--	--

* 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.

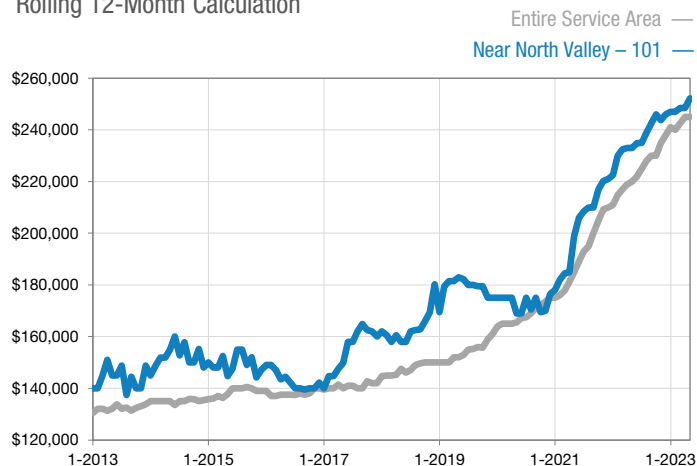
Median Sales Price - Single-Family Detached

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.