

# Local Market Update for May 2023

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



## Uptown – 41

East of I-25, South of Montgomery Blvd NE, West of Wyoming Blvd NE, 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	48	37	- 22.9%	187	123	- 34.2%
Pending Sales	37	35	- 5.4%	153	127	- 17.0%
Closed Sales	34	23	- 32.4%	154	111	- 27.9%
Days on Market Until Sale	7	17	+ 142.9%	13	23	+ 76.9%
Median Sales Price*	\$295,000	<b>\$335,000</b>	+ 13.6%	\$279,950	<b>\$290,000</b>	+ 3.6%
Average Sales Price*	\$304,296	<b>\$328,399</b>	+ 7.9%	\$289,394	<b>\$294,607</b>	+ 1.8%
Percent of List Price Received*	103.6%	<b>99.2%</b>	- 4.2%	102.0%	<b>99.1%</b>	- 2.8%
Inventory of Homes for Sale	31	14	- 54.8%	--	--	--
Months Supply of Inventory	0.9	0.5	- 44.4%	--	--	--

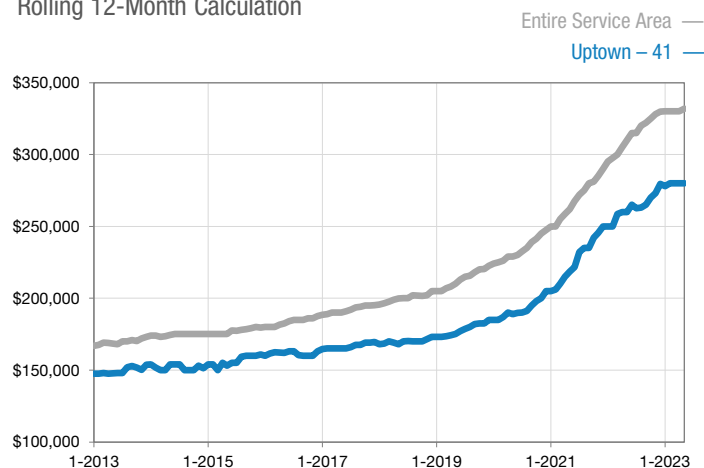
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
New Listings	3	3	0.0%	27	19	- 29.6%
Pending Sales	4	5	+ 25.0%	30	21	- 30.0%
Closed Sales	4	6	+ 50.0%	27	18	- 33.3%
Days on Market Until Sale	9	8	- 11.1%	24	9	- 62.5%
Median Sales Price*	\$185,000	<b>\$125,000</b>	- 32.4%	\$160,000	<b>\$151,000</b>	- 5.6%
Average Sales Price*	\$206,000	<b>\$126,017</b>	- 38.8%	\$214,688	<b>\$166,111</b>	- 22.6%
Percent of List Price Received*	111.6%	<b>99.3%</b>	- 11.0%	102.9%	<b>98.6%</b>	- 4.2%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	--	--	--	--	--

\* 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.

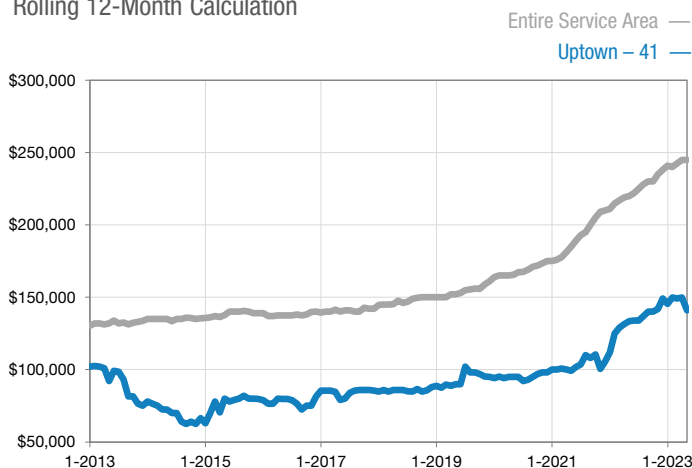
### Median Sales Price - Single-Family Detached

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.