

Local Market Update for May 2023

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



87110

Single-Family Detached	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
Key Metrics						
New Listings	62	50	- 19.4%	261	178	- 31.8%
Pending Sales	51	44	- 13.7%	227	172	- 24.2%
Closed Sales	55	30	- 45.5%	223	148	- 33.6%
Days on Market Until Sale	7	15	+ 114.3%	12	20	+ 66.7%
Median Sales Price*	\$305,000	\$337,495	+ 10.7%	\$290,000	\$300,000	+ 3.4%
Average Sales Price*	\$324,865	\$356,422	+ 9.7%	\$310,899	\$314,925	+ 1.3%
Percent of List Price Received*	103.9%	99.5%	- 4.2%	102.3%	99.5%	- 2.7%
Inventory of Homes for Sale	38	23	- 39.5%	--	--	--
Months Supply of Inventory	0.7	0.7	0.0%	--	--	--

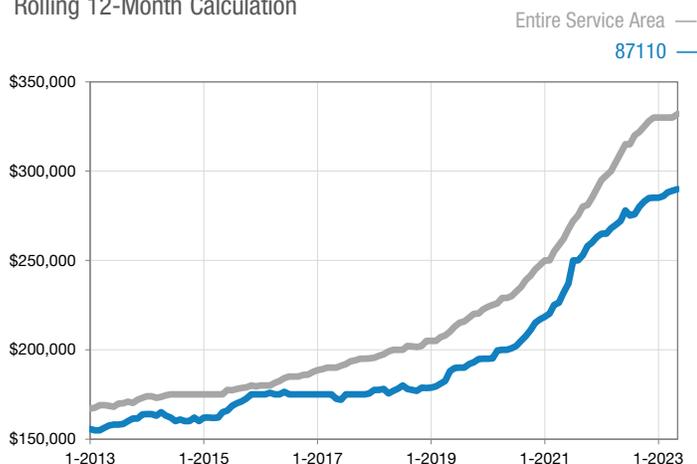
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
Key Metrics						
New Listings	3	4	+ 33.3%	24	16	- 33.3%
Pending Sales	3	4	+ 33.3%	25	17	- 32.0%
Closed Sales	4	4	0.0%	22	14	- 36.4%
Days on Market Until Sale	9	7	- 22.2%	17	9	- 47.1%
Median Sales Price*	\$185,000	\$122,050	- 34.0%	\$155,000	\$155,000	0.0%
Average Sales Price*	\$206,000	\$130,000	- 36.9%	\$192,662	\$167,850	- 12.9%
Percent of List Price Received*	111.6%	100.0%	- 10.4%	104.0%	98.8%	- 5.0%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	--	--	--	--	--

* 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.

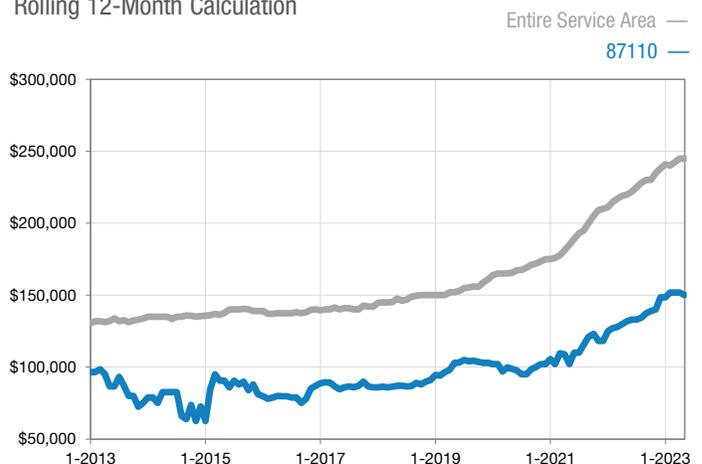
Median Sales Price - Single-Family Detached

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.