

Local Market Update for May 2023

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



87114

Single-Family Detached	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
Key Metrics						
New Listings	111	76	- 31.5%	500	337	- 32.6%
Pending Sales	101	67	- 33.7%	453	333	- 26.5%
Closed Sales	113	64	- 43.4%	422	294	- 30.3%
Days on Market Until Sale	7	14	+ 100.0%	9	26	+ 188.9%
Median Sales Price*	\$357,000	\$354,000	- 0.8%	\$348,500	\$349,248	+ 0.2%
Average Sales Price*	\$420,703	\$381,702	- 9.3%	\$384,536	\$371,108	- 3.5%
Percent of List Price Received*	103.4%	100.8%	- 2.5%	102.6%	100.0%	- 2.5%
Inventory of Homes for Sale	72	55	- 23.6%	--	--	--
Months Supply of Inventory	0.7	0.8	+ 14.3%	--	--	--

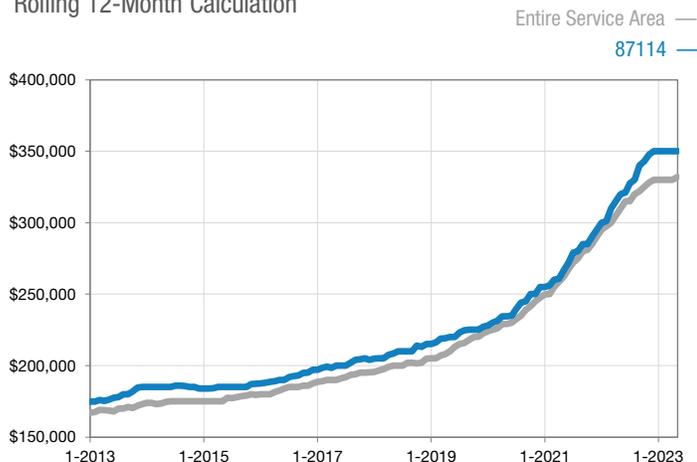
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
Key Metrics						
New Listings	4	4	0.0%	21	11	- 47.6%
Pending Sales	4	5	+ 25.0%	19	12	- 36.8%
Closed Sales	4	3	- 25.0%	22	8	- 63.6%
Days on Market Until Sale	2	8	+ 300.0%	2	19	+ 850.0%
Median Sales Price*	\$183,500	\$220,000	+ 19.9%	\$185,915	\$237,500	+ 27.7%
Average Sales Price*	\$184,750	\$208,333	+ 12.8%	\$196,765	\$238,281	+ 21.1%
Percent of List Price Received*	100.3%	103.7%	+ 3.4%	103.3%	101.6%	- 1.6%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	0.5	--	--	--	--	--

* 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.

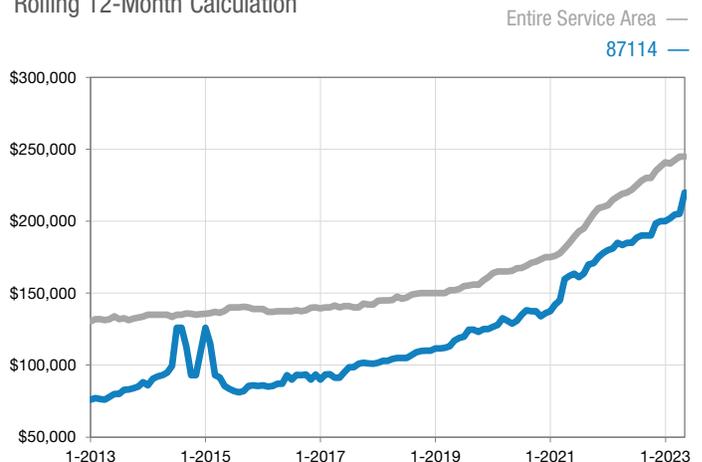
Median Sales Price - Single-Family Detached

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.