

Local Market Update for May 2023

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



UNM – 40

East of I-25, South of I-40, West of San Mateo Blvd NE, North of Central Ave

Single-Family Detached	May			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
New Listings	22	22	0.0%	97	87	- 10.3%
Pending Sales	19	20	+ 5.3%	85	73	- 14.1%
Closed Sales	21	18	- 14.3%	80	60	- 25.0%
Days on Market Until Sale	6	6	0.0%	11	16	+ 45.5%
Median Sales Price*	\$358,691	\$441,574	+ 23.1%	\$361,846	\$360,000	- 0.5%
Average Sales Price*	\$384,909	\$466,286	+ 21.1%	\$408,368	\$410,145	+ 0.4%
Percent of List Price Received*	104.6%	100.9%	- 3.5%	103.6%	99.5%	- 4.0%
Inventory of Homes for Sale	14	17	+ 21.4%	--	--	--
Months Supply of Inventory	0.7	1.2	+ 71.4%	--	--	--

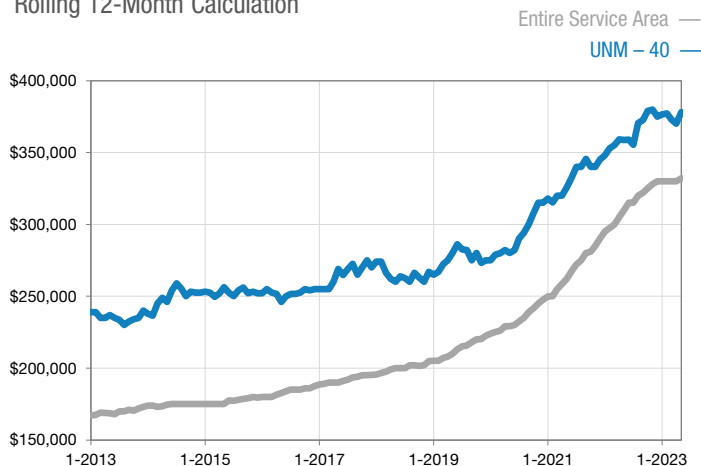
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
New Listings	3	5	+ 66.7%	9	12	+ 33.3%
Pending Sales	3	4	+ 33.3%	5	8	+ 60.0%
Closed Sales	2	2	0.0%	5	5	0.0%
Days on Market Until Sale	5	3	- 40.0%	5	3	- 40.0%
Median Sales Price*	\$314,275	\$291,950	- 7.1%	\$400,000	\$315,000	- 21.3%
Average Sales Price*	\$314,275	\$291,950	- 7.1%	\$355,690	\$289,780	- 18.5%
Percent of List Price Received*	94.9%	109.7%	+ 15.6%	96.5%	104.5%	+ 8.3%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	0.8	2.5	+ 212.5%	--	--	--

* 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.

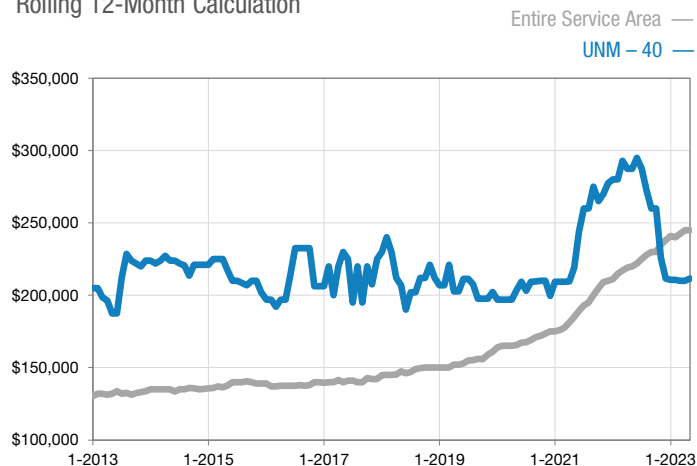
Median Sales Price - Single-Family Detached

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.