

Local Market Update for May 2023

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



87031

Single-Family Detached	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
Key Metrics						
New Listings	78	88	+ 12.8%	295	370	+ 25.4%
Pending Sales	54	72	+ 33.3%	253	316	+ 24.9%
Closed Sales	51	58	+ 13.7%	242	239	- 1.2%
Days on Market Until Sale	23	59	+ 156.5%	24	51	+ 112.5%
Median Sales Price*	\$282,390	\$302,500	+ 7.1%	\$285,000	\$304,990	+ 7.0%
Average Sales Price*	\$319,909	\$318,101	- 0.6%	\$310,014	\$314,152	+ 1.3%
Percent of List Price Received*	101.0%	99.4%	- 1.6%	100.5%	99.1%	- 1.4%
Inventory of Homes for Sale	87	136	+ 56.3%	--	--	--
Months Supply of Inventory	1.7	2.9	+ 70.6%	--	--	--

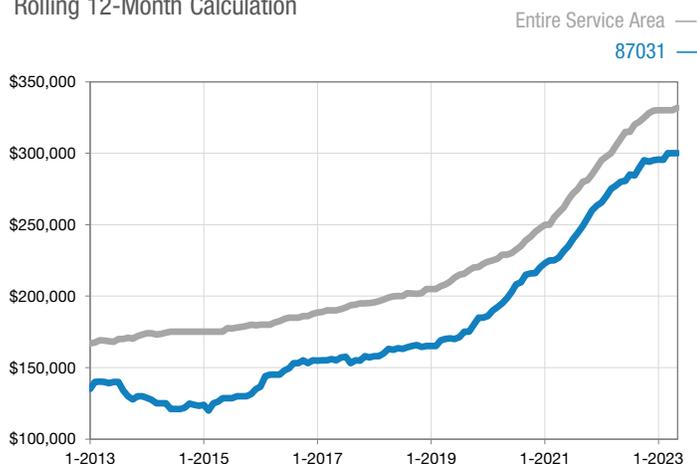
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
Key Metrics						
New Listings	1	1	0.0%	8	5	- 37.5%
Pending Sales	2	0	- 100.0%	9	3	- 66.7%
Closed Sales	3	0	- 100.0%	7	3	- 57.1%
Days on Market Until Sale	3	--	--	7	1	- 85.7%
Median Sales Price*	\$185,000	--	--	\$195,000	\$215,000	+ 10.3%
Average Sales Price*	\$183,333	--	--	\$200,429	\$216,667	+ 8.1%
Percent of List Price Received*	107.1%	--	--	107.5%	104.1%	- 3.2%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	0.8	--	--	--	--

* 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.

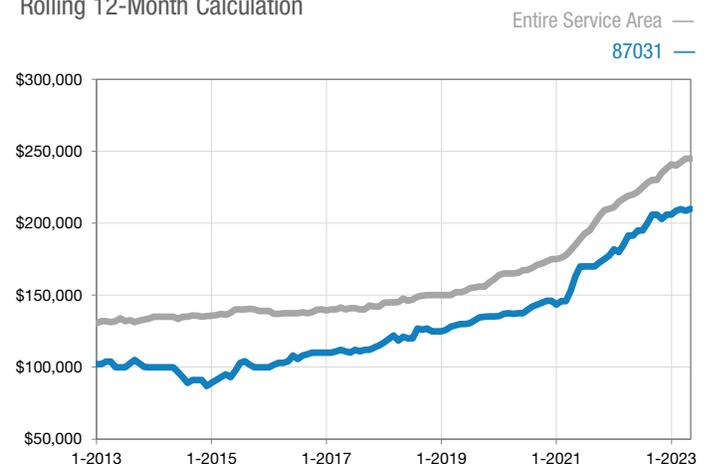
Median Sales Price - Single-Family Detached

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.