

Local Market Update for May 2023

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



87111

Single-Family Detached	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
Key Metrics						
New Listings	56	63	+ 12.5%	306	238	- 22.2%
Pending Sales	52	62	+ 19.2%	278	237	- 14.7%
Closed Sales	61	58	- 4.9%	263	206	- 21.7%
Days on Market Until Sale	8	15	+ 87.5%	11	21	+ 90.9%
Median Sales Price*	\$440,000	\$431,500	- 1.9%	\$420,000	\$423,750	+ 0.9%
Average Sales Price*	\$505,498	\$513,474	+ 1.6%	\$490,908	\$492,389	+ 0.3%
Percent of List Price Received*	103.3%	100.9%	- 2.3%	103.0%	99.6%	- 3.3%
Inventory of Homes for Sale	34	30	- 11.8%	--	--	--
Months Supply of Inventory	0.6	0.6	0.0%	--	--	--

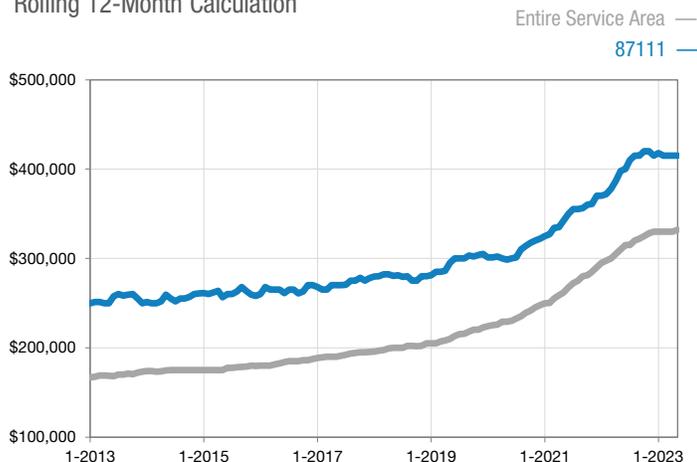
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
Key Metrics						
New Listings	18	14	- 22.2%	73	59	- 19.2%
Pending Sales	20	12	- 40.0%	68	63	- 7.4%
Closed Sales	17	14	- 17.6%	60	62	+ 3.3%
Days on Market Until Sale	10	2	- 80.0%	6	13	+ 116.7%
Median Sales Price*	\$290,000	\$338,500	+ 16.7%	\$280,000	\$303,583	+ 8.4%
Average Sales Price*	\$274,559	\$302,950	+ 10.3%	\$296,351	\$296,603	+ 0.1%
Percent of List Price Received*	104.9%	101.9%	- 2.9%	104.0%	100.6%	- 3.3%
Inventory of Homes for Sale	7	2	- 71.4%	--	--	--
Months Supply of Inventory	0.5	0.1	- 80.0%	--	--	--

* 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.

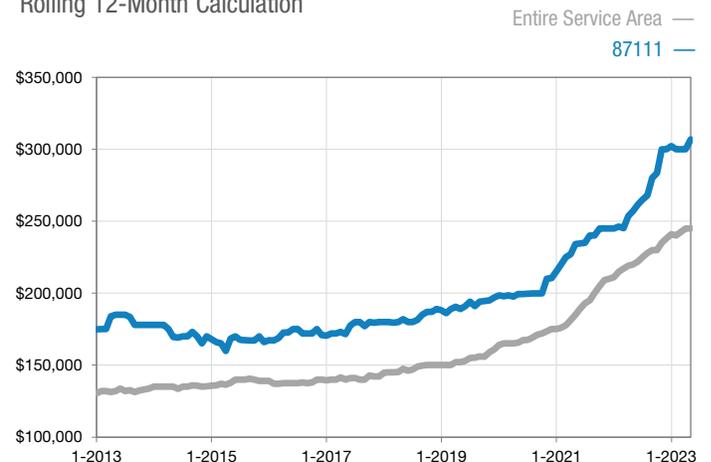
Median Sales Price - Single-Family Detached

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.