

Local Market Update for May 2023

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



Meadow Lake, El Cerro Mission, Monterrey Park – 720

North of Rio del Oro Loop Subdivision, South of Isleta Reservation, East of Manzano Expy to Manzano Mountains

| Single-Family Detached | May | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2022 | 2023 | Percent Change | Thru 5-2022 | Thru 5-2023 | Percent Change |
| New Listings | 0 | 0 | 0.0% | 5 | 2 | - 60.0% |
| Pending Sales | 1 | 1 | 0.0% | 4 | 5 | + 25.0% |
| Closed Sales | 1 | 1 | 0.0% | 4 | 4 | 0.0% |
| Days on Market Until Sale | 17 | 3 | - 82.4% | 26 | 54 | + 107.7% |
| Median Sales Price* | \$270,000 | \$190,000 | - 29.6% | \$236,750 | \$174,350 | - 26.4% |
| Average Sales Price* | \$270,000 | \$190,000 | - 29.6% | \$229,625 | \$173,150 | - 24.6% |
| Percent of List Price Received* | 98.2% | 126.7% | + 29.0% | 98.7% | 104.3% | + 5.7% |
| Inventory of Homes for Sale | 1 | 0 | - 100.0% | -- | -- | -- |
| Months Supply of Inventory | 0.7 | -- | -- | -- | -- | -- |

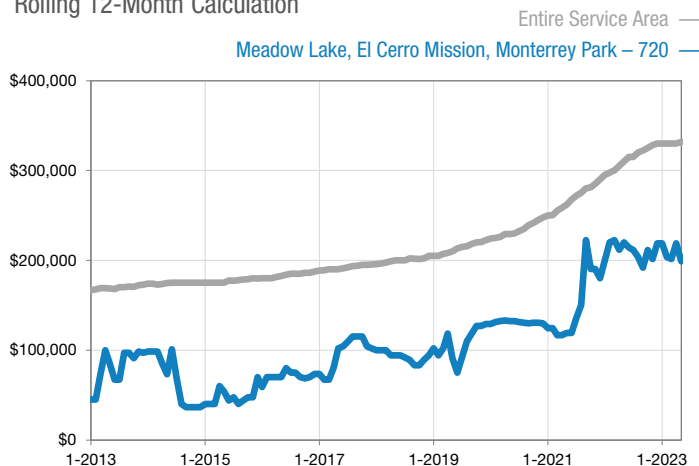
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | May | | | Year to Date | | |
|---------------------------------|------|------|----------------|--------------|-------------|----------------|
| Key Metrics | 2022 | 2023 | Percent Change | Thru 5-2022 | Thru 5-2023 | Percent Change |
| New Listings | 0 | 0 | 0.0% | 0 | 0 | 0.0% |
| Pending Sales | 0 | 0 | 0.0% | 0 | 0 | 0.0% |
| Closed Sales | 0 | 0 | 0.0% | 0 | 0 | 0.0% |
| Days on Market Until Sale | -- | -- | -- | -- | -- | -- |
| Median Sales Price* | -- | -- | -- | -- | -- | -- |
| Average Sales Price* | -- | -- | -- | -- | -- | -- |
| Percent of List Price Received* | -- | -- | -- | -- | -- | -- |
| Inventory of Homes for Sale | 0 | 0 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | -- | -- | -- | -- | -- | -- |

* 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.

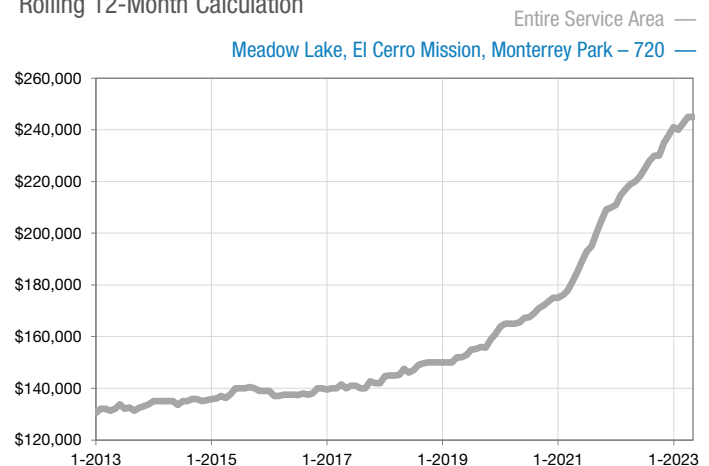
Median Sales Price - Single-Family Detached

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.