Local Market Update for May 2023

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

gaar

Carnuel, Monticello – 210

Includes Carnuel and Monticello in the Canyon

Single-Family Detached

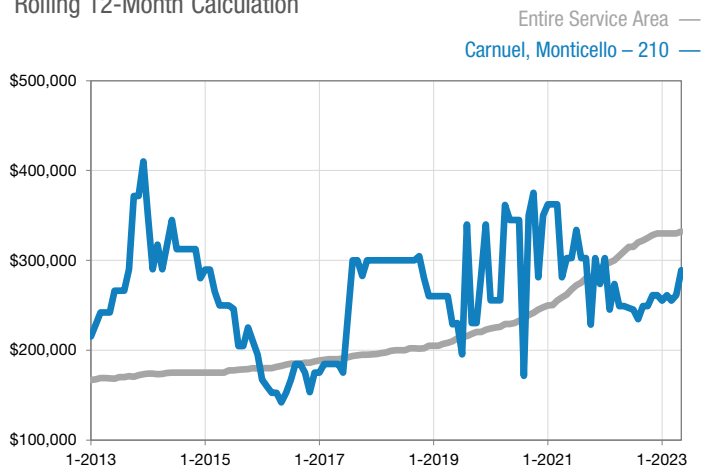| Key Metrics	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
New Listings	1	1	0.0%	7	2	- 71.4%
Pending Sales	2	1	- 50.0%	6	1	- 83.3%
Closed Sales	1	1	0.0%	6	2	- 66.7%
Days on Market Until Sale	5	1	- 80.0%	6	4	- 33.3%
Median Sales Price*	$261,250	$375,000	+ 43.5%	$255,125	$302,500	+ 18.6%
Average Sales Price*	$261,250	$375,000	+ 43.5%	$261,208	$302,500	+ 15.8%
Percent of List Price Received*	104.5%	125.0%	+ 19.6%	99.4%	105.9%	+ 6.5%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.2	0.8	- 33.3%	--	--	--

* 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

Key Metrics	May			Year to Date		
	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.
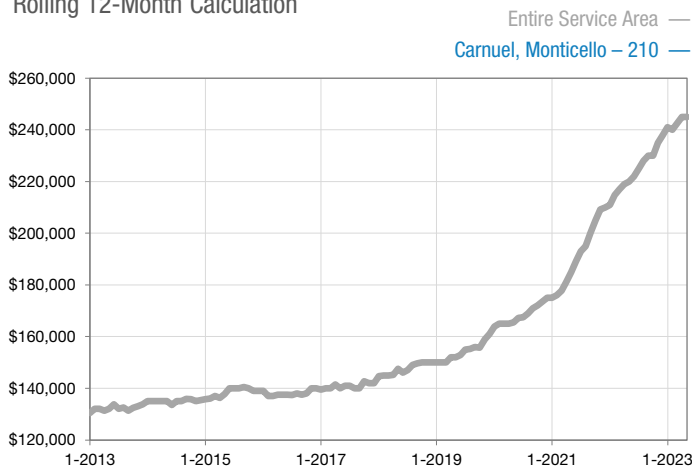
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Carnuel, Monticello – 210 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
Carnuel, Monticello – 210 —

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.