

Local Market Update for May 2023

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



Los Chavez – 740

North of I-25 Bypass, South of Miller Rd, East of I-25, West of Rio Grande River

Single-Family Detached	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
Key Metrics						
New Listings	7	7	0.0%	31	31	0.0%
Pending Sales	11	4	- 63.6%	46	18	- 60.9%
Closed Sales	11	2	- 81.8%	48	13	- 72.9%
Days on Market Until Sale	27	29	+ 7.4%	33	26	- 21.2%
Median Sales Price*	\$301,900	\$285,000	- 5.6%	\$283,950	\$255,000	- 10.2%
Average Sales Price*	\$329,209	\$285,000	- 13.4%	\$325,235	\$298,731	- 8.1%
Percent of List Price Received*	100.0%	92.3%	- 7.7%	99.7%	99.4%	- 0.3%
Inventory of Homes for Sale	8	13	+ 62.5%	--	--	--
Months Supply of Inventory	1.1	4.5	+ 309.1%	--	--	--

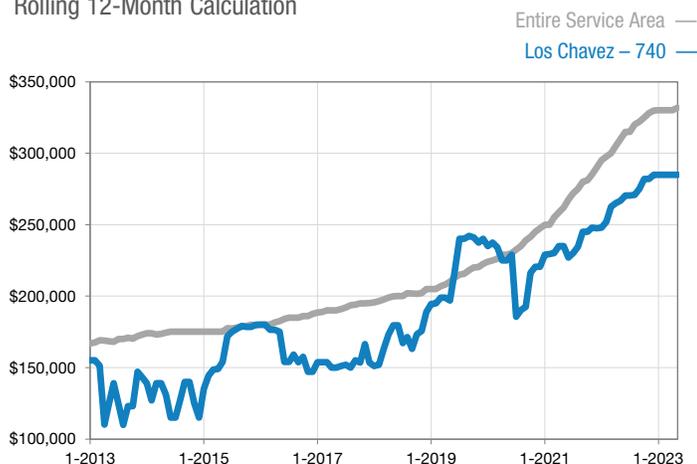
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
Key Metrics						
New Listings	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.

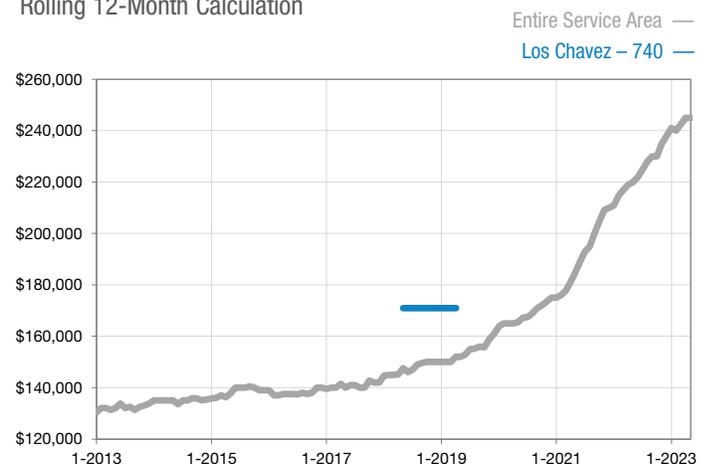
Median Sales Price - Single-Family Detached

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.