

Local Market Update for May 2023

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



87109

Single-Family Detached	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
Key Metrics						
New Listings	43	26	- 39.5%	144	118	- 18.1%
Pending Sales	38	29	- 23.7%	124	121	- 2.4%
Closed Sales	25	25	0.0%	113	103	- 8.8%
Days on Market Until Sale	6	18	+ 200.0%	8	18	+ 125.0%
Median Sales Price*	\$375,000	\$415,000	+ 10.7%	\$351,000	\$399,000	+ 13.7%
Average Sales Price*	\$394,971	\$432,516	+ 9.5%	\$374,754	\$416,279	+ 11.1%
Percent of List Price Received*	102.3%	101.6%	- 0.7%	102.6%	100.2%	- 2.3%
Inventory of Homes for Sale	16	11	- 31.3%	--	--	--
Months Supply of Inventory	0.6	0.5	- 16.7%	--	--	--

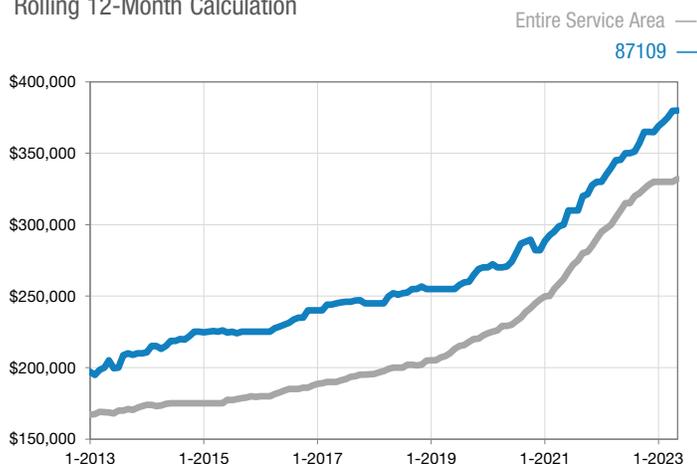
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
Key Metrics						
New Listings	19	12	- 36.8%	60	62	+ 3.3%
Pending Sales	21	18	- 14.3%	61	61	0.0%
Closed Sales	8	10	+ 25.0%	53	47	- 11.3%
Days on Market Until Sale	7	5	- 28.6%	19	15	- 21.1%
Median Sales Price*	\$292,250	\$216,500	- 25.9%	\$210,000	\$269,255	+ 28.2%
Average Sales Price*	\$282,312	\$223,513	- 20.8%	\$217,577	\$249,568	+ 14.7%
Percent of List Price Received*	103.5%	99.3%	- 4.1%	100.8%	100.4%	- 0.4%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	0.5	0.5	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.

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.