

Local Market Update for May 2023

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



87108

Single-Family Detached	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
Key Metrics						
New Listings	36	20	- 44.4%	140	114	- 18.6%
Pending Sales	24	24	0.0%	116	101	- 12.9%
Closed Sales	33	27	- 18.2%	117	91	- 22.2%
Days on Market Until Sale	9	12	+ 33.3%	14	23	+ 64.3%
Median Sales Price*	\$295,000	\$295,000	0.0%	\$263,500	\$264,000	+ 0.2%
Average Sales Price*	\$343,318	\$318,339	- 7.3%	\$308,642	\$281,770	- 8.7%
Percent of List Price Received*	102.4%	101.5%	- 0.9%	102.4%	100.3%	- 2.1%
Inventory of Homes for Sale	28	20	- 28.6%	--	--	--
Months Supply of Inventory	1.1	1.0	- 9.1%	--	--	--

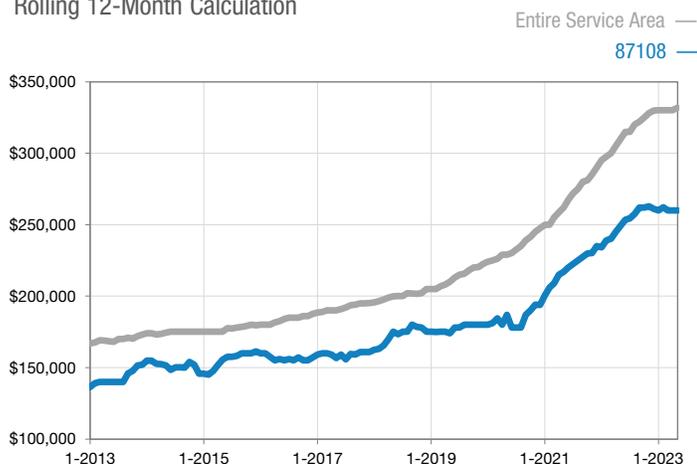
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
Key Metrics						
New Listings	7	1	- 85.7%	19	19	0.0%
Pending Sales	3	1	- 66.7%	12	13	+ 8.3%
Closed Sales	1	3	+ 200.0%	10	13	+ 30.0%
Days on Market Until Sale	11	33	+ 200.0%	21	27	+ 28.6%
Median Sales Price*	\$71,000	\$238,900	+ 236.5%	\$94,500	\$238,900	+ 152.8%
Average Sales Price*	\$71,000	\$267,300	+ 276.5%	\$166,100	\$227,569	+ 37.0%
Percent of List Price Received*	97.3%	102.1%	+ 4.9%	100.4%	98.6%	- 1.8%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	1.8	1.7	- 5.6%	--	--	--

* 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.

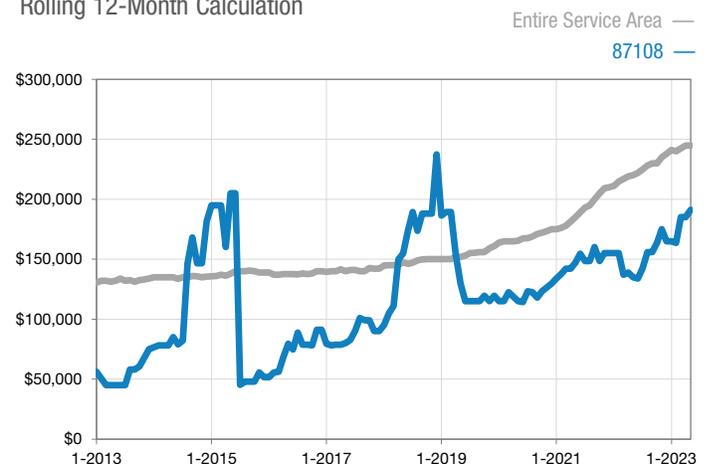
Median Sales Price - Single-Family Detached

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.