

Local Market Update for May 2023

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



Southwest Heights – 92

East of Cancito Reservation, South of Central Ave, West of Coors Blvd SW, North of Dennis Chavez Blvd

Single-Family Detached	May			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
New Listings	79	43	- 45.6%	384	243	- 36.7%
Pending Sales	73	49	- 32.9%	335	256	- 23.6%
Closed Sales	63	48	- 23.8%	292	234	- 19.9%
Days on Market Until Sale	8	19	+ 137.5%	7	21	+ 200.0%
Median Sales Price*	\$260,000	\$270,500	+ 4.0%	\$247,750	\$260,000	+ 4.9%
Average Sales Price*	\$254,084	\$280,459	+ 10.4%	\$247,524	\$268,910	+ 8.6%
Percent of List Price Received*	102.4%	100.9%	- 1.5%	102.7%	100.2%	- 2.4%
Inventory of Homes for Sale	62	23	- 62.9%	--	--	--
Months Supply of Inventory	1.0	0.4	- 60.0%	--	--	--

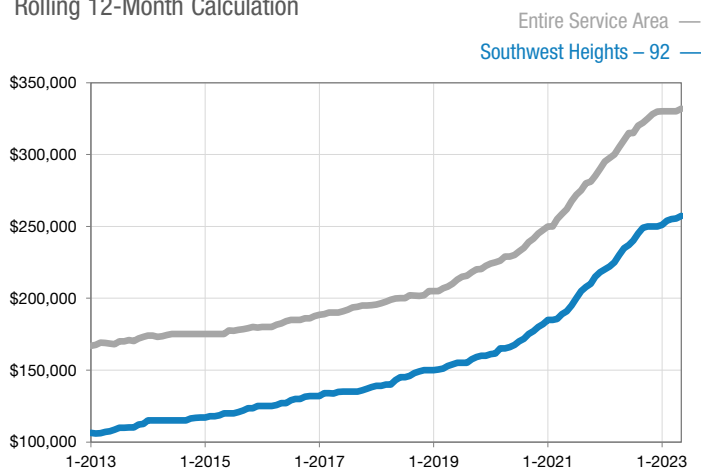
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
New Listings	1	2	+ 100.0%	8	4	- 50.0%
Pending Sales	1	1	0.0%	9	6	- 33.3%
Closed Sales	1	2	+ 100.0%	8	5	- 37.5%
Days on Market Until Sale	3	15	+ 400.0%	6	23	+ 283.3%
Median Sales Price*	\$186,000	\$187,500	+ 0.8%	\$188,000	\$215,000	+ 14.4%
Average Sales Price*	\$186,000	\$187,500	+ 0.8%	\$194,625	\$219,600	+ 12.8%
Percent of List Price Received*	100.5%	102.2%	+ 1.7%	102.9%	100.4%	- 2.4%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.6	0.7	+ 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.

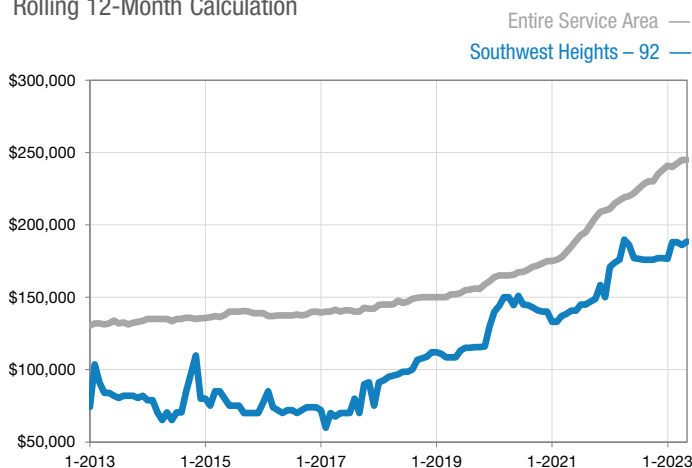
Median Sales Price - Single-Family Detached

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.