

Local Market Update for May 2023

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



87120

Single-Family Detached	May			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
New Listings	115	93	- 19.1%	495	374	- 24.4%
Pending Sales	100	74	- 26.0%	437	313	- 28.4%
Closed Sales	93	62	- 33.3%	415	276	- 33.5%
Days on Market Until Sale	15	24	+ 60.0%	16	26	+ 62.5%
Median Sales Price*	\$370,440	\$361,000	- 2.5%	\$349,900	\$357,500	+ 2.2%
Average Sales Price*	\$426,212	\$412,896	- 3.1%	\$400,311	\$394,291	- 1.5%
Percent of List Price Received*	103.7%	100.7%	- 2.9%	102.4%	100.1%	- 2.2%
Inventory of Homes for Sale	77	91	+ 18.2%	--	--	--
Months Supply of Inventory	0.8	1.3	+ 62.5%	--	--	--

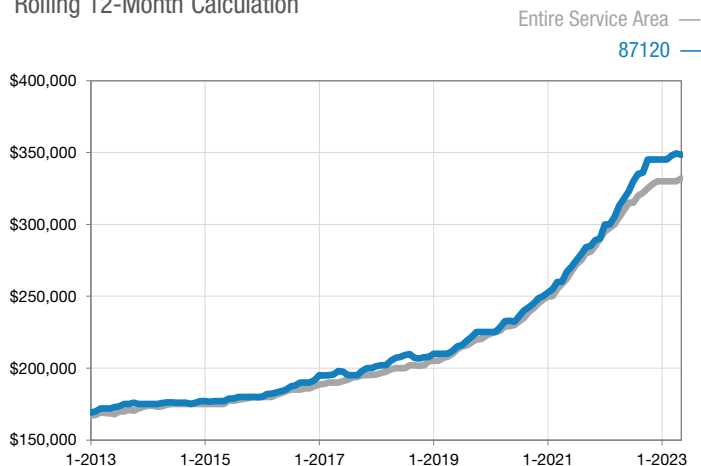
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
New Listings	19	12	- 36.8%	64	46	- 28.1%
Pending Sales	16	15	- 6.3%	55	51	- 7.3%
Closed Sales	12	10	- 16.7%	58	50	- 13.8%
Days on Market Until Sale	6	11	+ 83.3%	5	25	+ 400.0%
Median Sales Price*	\$255,500	\$254,000	- 0.6%	\$231,250	\$245,000	+ 5.9%
Average Sales Price*	\$303,500	\$311,740	+ 2.7%	\$251,139	\$278,851	+ 11.0%
Percent of List Price Received*	105.1%	103.7%	- 1.3%	104.0%	99.7%	- 4.1%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	0.6	0.3	- 50.0%	--	--	--

* 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.

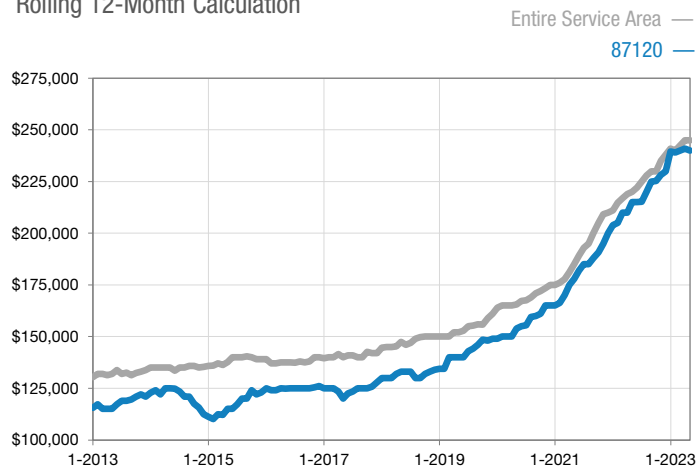
Median Sales Price - Single-Family Detached

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.