Local Market Update for May 2023

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

gaar

87059

Single-Family Detached

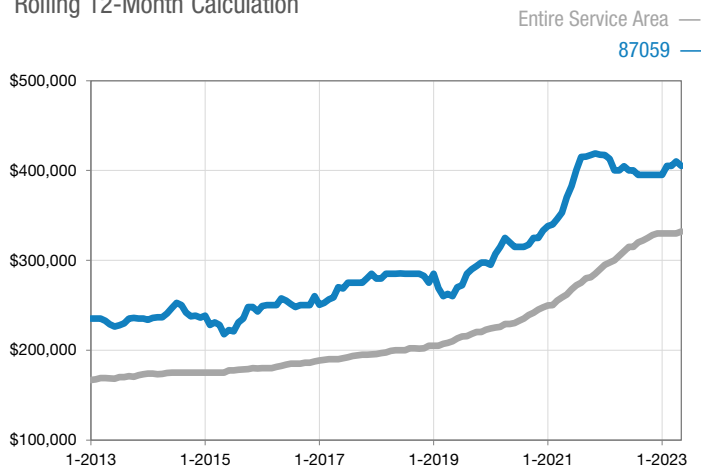| Key Metrics	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
New Listings	17	14	- 17.6%	69	53	- 23.2%
Pending Sales	10	13	+ 30.0%	58	39	- 32.8%
Closed Sales	14	7	- 50.0%	61	26	- 57.4%
Days on Market Until Sale	17	35	+ 105.9%	22	28	+ 27.3%
Median Sales Price*	$537,500	$400,000	- 25.6%	$385,000	$405,000	+ 5.2%
Average Sales Price*	$502,607	$458,143	- 8.8%	$409,804	$457,769	+ 11.7%
Percent of List Price Received*	100.1%	99.8%	- 0.3%	99.3%	98.3%	- 1.0%
Inventory of Homes for Sale	18	16	- 11.1%	--	--	--
Months Supply of Inventory	1.4	1.7	+ 21.4%	--	--	--

* 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

Key Metrics	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
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.
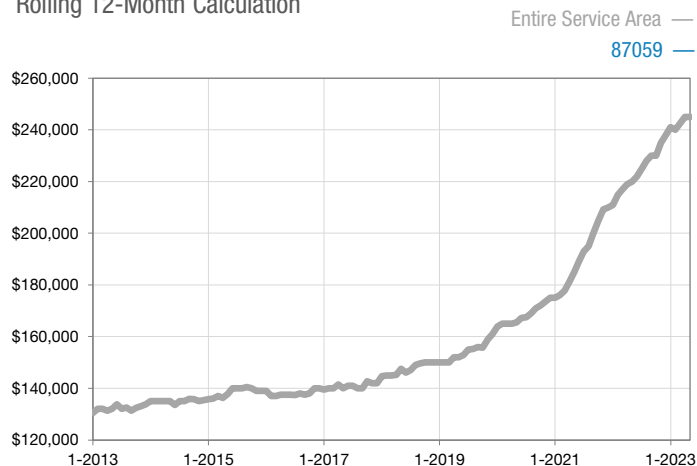
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
87059 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
87059 —

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.