

Local Market Update for May 2023

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



87004

Single-Family Detached	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
Key Metrics						
New Listings	14	13	- 7.1%	44	34	- 22.7%
Pending Sales	10	9	- 10.0%	34	35	+ 2.9%
Closed Sales	3	5	+ 66.7%	35	26	- 25.7%
Days on Market Until Sale	2	35	+ 1650.0%	17	36	+ 111.8%
Median Sales Price*	\$417,569	\$339,000	- 18.8%	\$379,000	\$355,000	- 6.3%
Average Sales Price*	\$487,523	\$532,380	+ 9.2%	\$369,803	\$386,454	+ 4.5%
Percent of List Price Received*	100.6%	97.6%	- 3.0%	99.6%	97.8%	- 1.8%
Inventory of Homes for Sale	15	7	- 53.3%	--	--	--
Months Supply of Inventory	2.1	1.0	- 52.4%	--	--	--

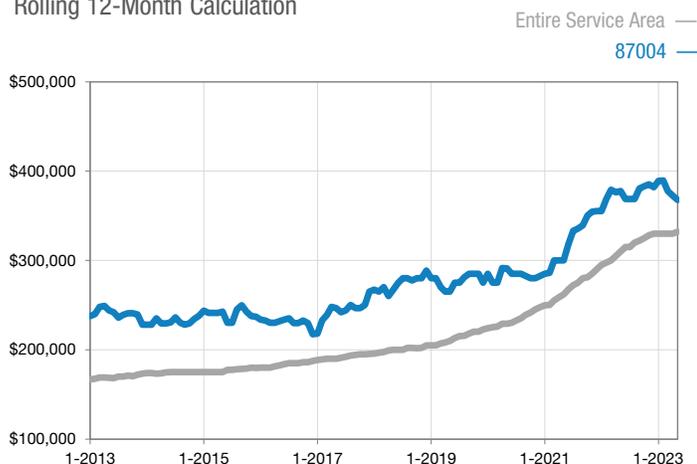
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
Key Metrics						
New Listings	0	1	--	1	1	0.0%
Pending Sales	0	1	--	1	1	0.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	--	--	--	4	--	--
Median Sales Price*	--	--	--	\$170,000	--	--
Average Sales Price*	--	--	--	\$170,000	--	--
Percent of List Price Received*	--	--	--	100.0%	--	--
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.

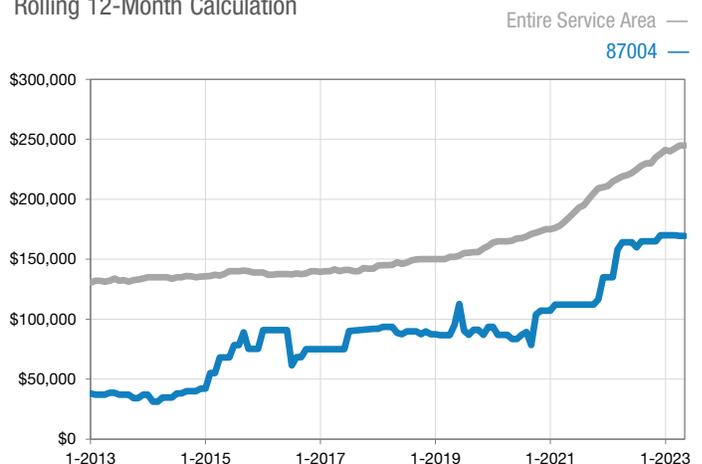
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.