

Local Market Update for May 2023

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



Valley Farms – 91

East of Coors Blvd SW, South of Rio Bravo Blvd SW, West / North of I-25

Single-Family Detached	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
Key Metrics						
New Listings	11	11	0.0%	58	42	- 27.6%
Pending Sales	5	6	+ 20.0%	37	30	- 18.9%
Closed Sales	10	3	- 70.0%	35	29	- 17.1%
Days on Market Until Sale	37	76	+ 105.4%	27	43	+ 59.3%
Median Sales Price*	\$272,500	\$302,000	+ 10.8%	\$300,000	\$305,000	+ 1.7%
Average Sales Price*	\$378,360	\$284,167	- 24.9%	\$370,803	\$350,448	- 5.5%
Percent of List Price Received*	97.9%	100.4%	+ 2.6%	99.0%	97.9%	- 1.1%
Inventory of Homes for Sale	21	19	- 9.5%	--	--	--
Months Supply of Inventory	2.7	2.6	- 3.7%	--	--	--

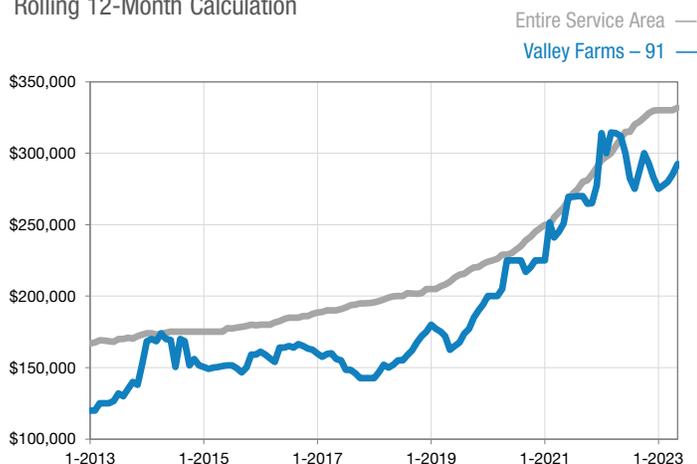
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
Key Metrics						
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.

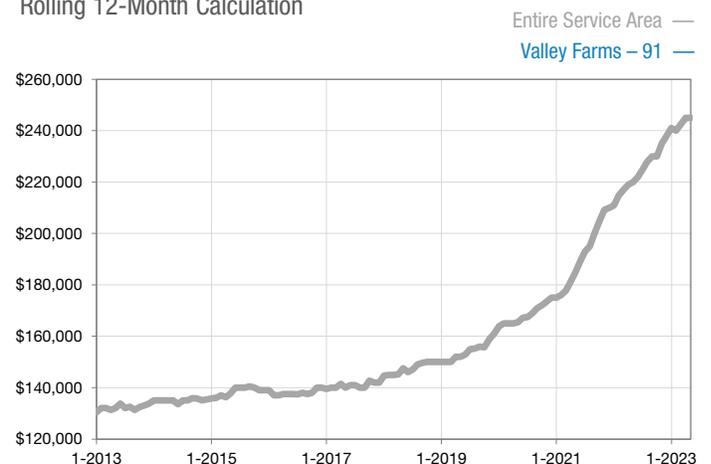
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.