

Local Market Update for May 2023

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



87109

| Single-Family Detached | May | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2022 | 2023 | Percent Change | Thru 5-2022 | Thru 5-2023 | Percent Change |
| New Listings | 43 | 26 | - 39.5% | 144 | 118 | - 18.1% |
| Pending Sales | 38 | 29 | - 23.7% | 124 | 121 | - 2.4% |
| Closed Sales | 25 | 25 | 0.0% | 113 | 103 | - 8.8% |
| Days on Market Until Sale | 6 | 18 | + 200.0% | 8 | 18 | + 125.0% |
| Median Sales Price* | \$375,000 | \$415,000 | + 10.7% | \$351,000 | \$399,000 | + 13.7% |
| Average Sales Price* | \$394,971 | \$432,516 | + 9.5% | \$374,754 | \$416,279 | + 11.1% |
| Percent of List Price Received* | 102.3% | 101.6% | - 0.7% | 102.6% | 100.2% | - 2.3% |
| Inventory of Homes for Sale | 16 | 11 | - 31.3% | -- | -- | -- |
| Months Supply of Inventory | 0.6 | 0.5 | - 16.7% | -- | -- | -- |

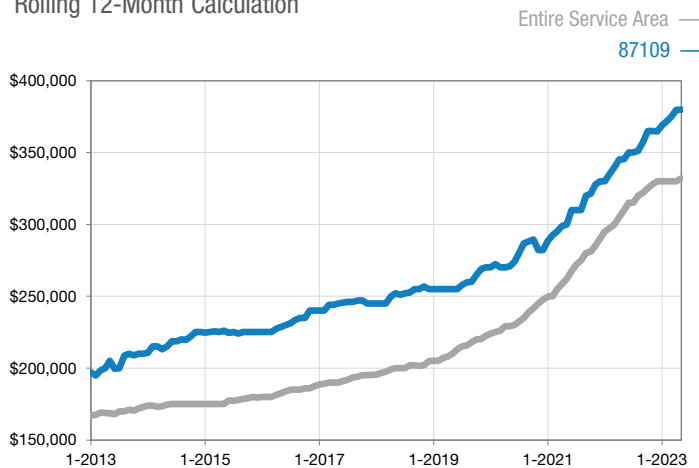
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| 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% | 60 | 62 | + 3.3% |
| Pending Sales | 21 | 18 | - 14.3% | 61 | 61 | 0.0% |
| Closed Sales | 8 | 10 | + 25.0% | 53 | 47 | - 11.3% |
| Days on Market Until Sale | 7 | 5 | - 28.6% | 19 | 15 | - 21.1% |
| Median Sales Price* | \$292,250 | \$216,500 | - 25.9% | \$210,000 | \$269,255 | + 28.2% |
| Average Sales Price* | \$282,312 | \$223,513 | - 20.8% | \$217,577 | \$249,568 | + 14.7% |
| Percent of List Price Received* | 103.5% | 99.3% | - 4.1% | 100.8% | 100.4% | - 0.4% |
| Inventory of Homes for Sale | 7 | 6 | - 14.3% | -- | -- | -- |
| Months Supply of Inventory | 0.5 | 0.5 | 0.0% | -- | -- | -- |

* 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.

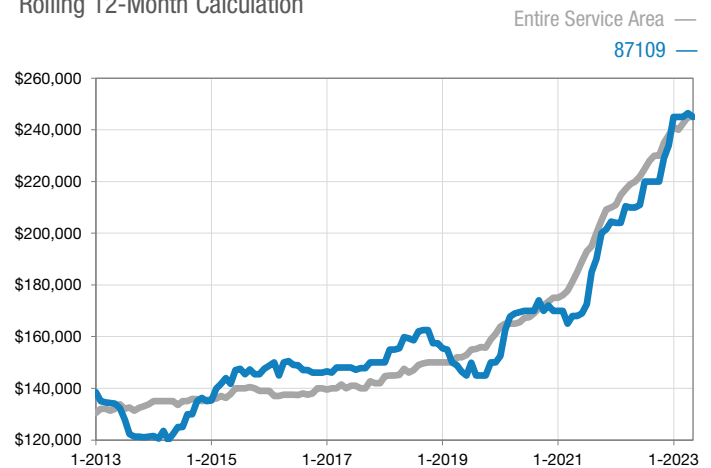
Median Sales Price - Single-Family Detached

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.