

Local Market Update for May 2023

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



87048

Single-Family Detached	May			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
New Listings	19	12	- 36.8%	75	51	- 32.0%
Pending Sales	10	8	- 20.0%	53	44	- 17.0%
Closed Sales	17	13	- 23.5%	52	39	- 25.0%
Days on Market Until Sale	21	64	+ 204.8%	30	70	+ 133.3%
Median Sales Price*	\$795,000	\$650,000	- 18.2%	\$735,000	\$679,000	- 7.6%
Average Sales Price*	\$829,263	\$742,951	- 10.4%	\$819,815	\$778,304	- 5.1%
Percent of List Price Received*	103.4%	97.8%	- 5.4%	100.7%	97.5%	- 3.2%
Inventory of Homes for Sale	21	18	- 14.3%	--	--	--
Months Supply of Inventory	1.8	2.1	+ 16.7%	--	--	--

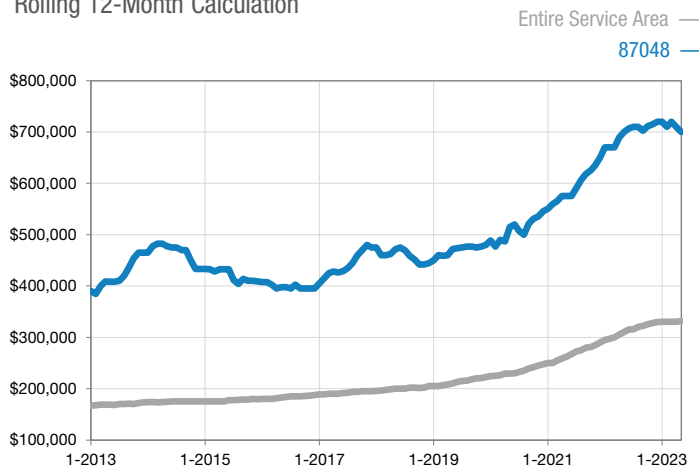
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
New Listings	0	3	--	1	4	+ 300.0%
Pending Sales	0	2	--	1	3	+ 200.0%
Closed Sales	1	2	+ 100.0%	1	4	+ 300.0%
Days on Market Until Sale	3	1	- 66.7%	3	6	+ 100.0%
Median Sales Price*	\$440,000	\$387,500	- 11.9%	\$440,000	\$417,500	- 5.1%
Average Sales Price*	\$440,000	\$387,500	- 11.9%	\$440,000	\$416,250	- 5.4%
Percent of List Price Received*	97.8%	100.0%	+ 2.2%	97.8%	99.6%	+ 1.8%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	0.8	--	--	--	--

* 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.

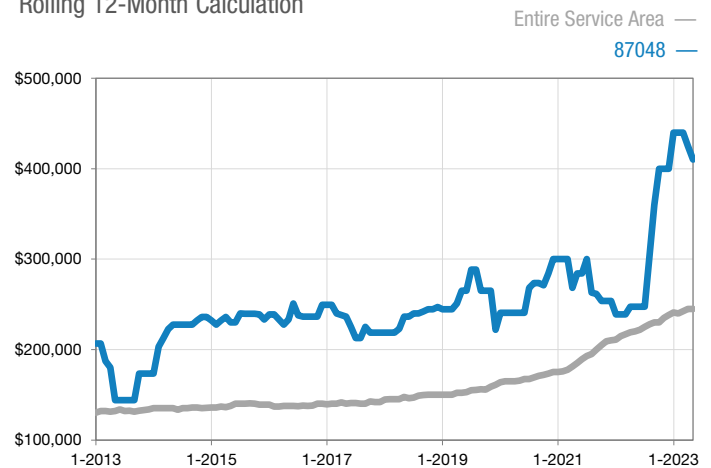
Median Sales Price - Single-Family Detached

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.