

Local Market Update for June 2023

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



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Single-Family Detached	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
Key Metrics						
New Listings	88	77	- 12.5%	394	317	- 19.5%
Pending Sales	61	63	+ 3.3%	339	295	- 13.0%
Closed Sales	67	57	- 14.9%	330	263	- 20.3%
Days on Market Until Sale	7	12	+ 71.4%	10	19	+ 90.0%
Median Sales Price*	\$436,000	\$445,000	+ 2.1%	\$421,500	\$427,500	+ 1.4%
Average Sales Price*	\$528,235	\$529,787	+ 0.3%	\$498,487	\$500,494	+ 0.4%
Percent of List Price Received*	102.8%	101.4%	- 1.4%	103.0%	100.0%	- 2.9%
Inventory of Homes for Sale	53	47	- 11.3%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 11.1%	--	--	--

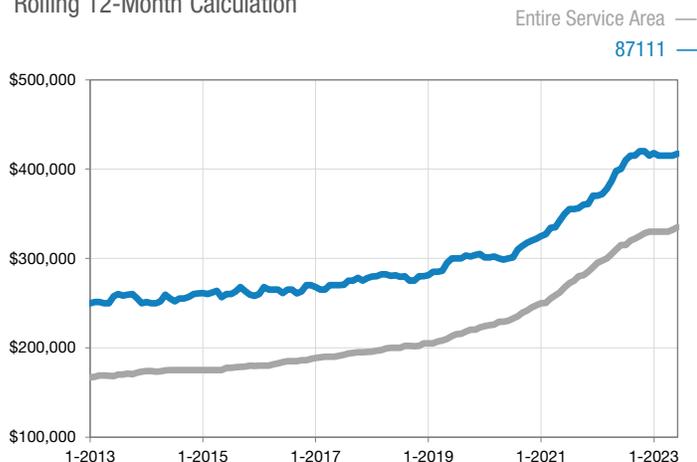
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
Key Metrics						
New Listings	17	17	0.0%	90	76	- 15.6%
Pending Sales	11	14	+ 27.3%	79	76	- 3.8%
Closed Sales	17	10	- 41.2%	77	72	- 6.5%
Days on Market Until Sale	4	3	- 25.0%	6	12	+ 100.0%
Median Sales Price*	\$304,000	\$312,500	+ 2.8%	\$290,000	\$305,583	+ 5.4%
Average Sales Price*	\$272,059	\$318,411	+ 17.0%	\$290,988	\$299,631	+ 3.0%
Percent of List Price Received*	105.0%	99.7%	- 5.0%	104.3%	100.5%	- 3.6%
Inventory of Homes for Sale	11	4	- 63.6%	--	--	--
Months Supply of Inventory	0.7	0.3	- 57.1%	--	--	--

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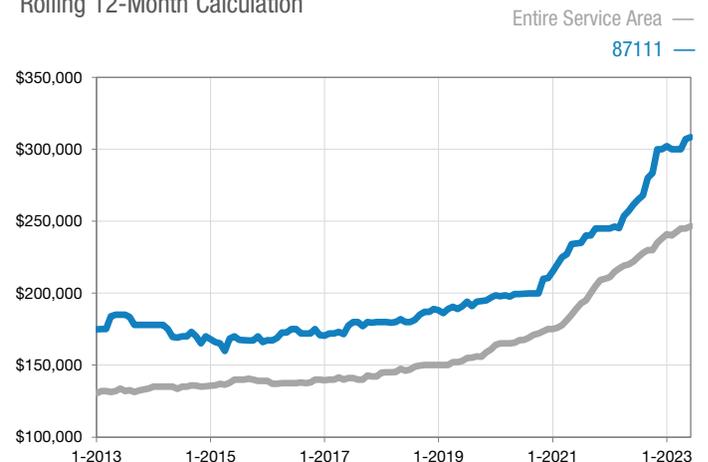
Median Sales Price - Single-Family Detached

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.