

Local Market Update for June 2023

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



UNM South – 42

East of I-25, South of Central Ave, West of San Mateo Blvd NE, North of Kirtland AFB

Single-Family Detached	June			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
New Listings	25	16	- 36.0%	120	93	- 22.5%
Pending Sales	20	19	- 5.0%	100	86	- 14.0%
Closed Sales	21	21	0.0%	97	75	- 22.7%
Days on Market Until Sale	12	28	+ 133.3%	15	33	+ 120.0%
Median Sales Price*	\$325,000	\$349,526	+ 7.5%	\$338,000	\$307,500	- 9.0%
Average Sales Price*	\$371,770	\$397,602	+ 6.9%	\$377,276	\$350,004	- 7.2%
Percent of List Price Received*	103.2%	101.1%	- 2.0%	103.0%	99.2%	- 3.7%
Inventory of Homes for Sale	20	12	- 40.0%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--

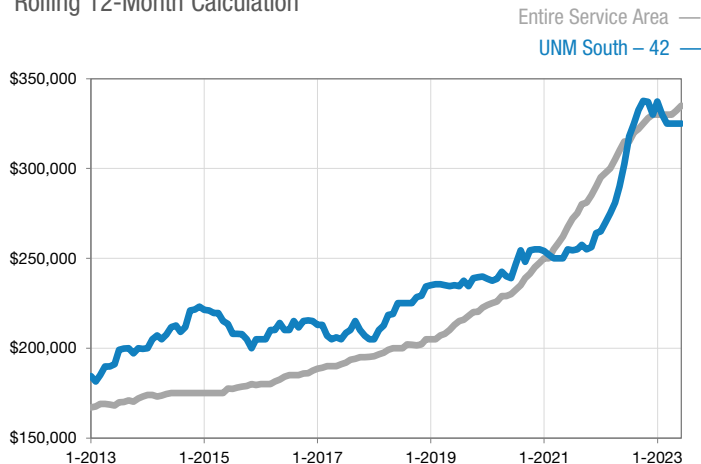
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
New Listings	4	1	- 75.0%	25	15	- 40.0%
Pending Sales	3	0	- 100.0%	22	16	- 27.3%
Closed Sales	4	2	- 50.0%	22	18	- 18.2%
Days on Market Until Sale	10	8	- 20.0%	10	45	+ 350.0%
Median Sales Price*	\$167,250	\$233,000	+ 39.3%	\$101,000	\$158,000	+ 56.4%
Average Sales Price*	\$195,500	\$233,000	+ 19.2%	\$189,800	\$194,689	+ 2.6%
Percent of List Price Received*	99.7%	100.5%	+ 0.8%	99.7%	97.8%	- 1.9%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	1.0	1.4	+ 40.0%	--	--	--

* 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.

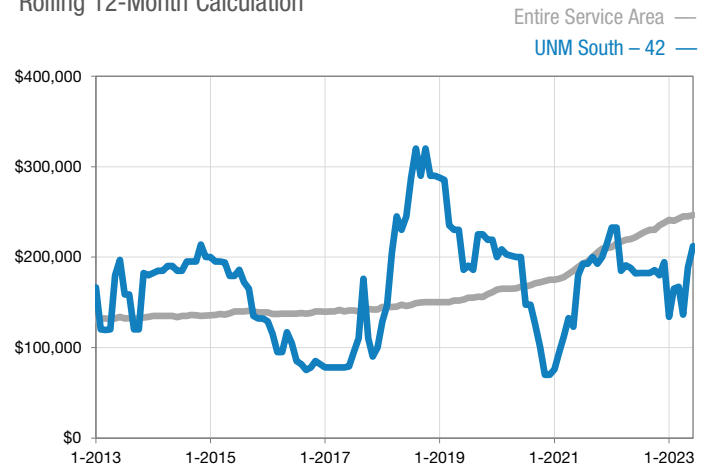
Median Sales Price - Single-Family Detached

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.