

Local Market Update for June 2023

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



Albuquerque Acres West – 21

East of I-25, South of Tramway Rd, West of Ventura St NE, North of Paseo del Norte Blvd NE

Single-Family Detached	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
Key Metrics						
New Listings	29	18	- 37.9%	134	94	- 29.9%
Pending Sales	19	10	- 47.4%	101	74	- 26.7%
Closed Sales	21	20	- 4.8%	94	70	- 25.5%
Days on Market Until Sale	5	13	+ 160.0%	13	15	+ 15.4%
Median Sales Price*	\$500,000	\$575,000	+ 15.0%	\$522,500	\$530,000	+ 1.4%
Average Sales Price*	\$577,800	\$637,872	+ 10.4%	\$565,864	\$558,516	- 1.3%
Percent of List Price Received*	102.3%	99.6%	- 2.6%	102.2%	100.0%	- 2.2%
Inventory of Homes for Sale	33	18	- 45.5%	--	--	--
Months Supply of Inventory	1.8	1.3	- 27.8%	--	--	--

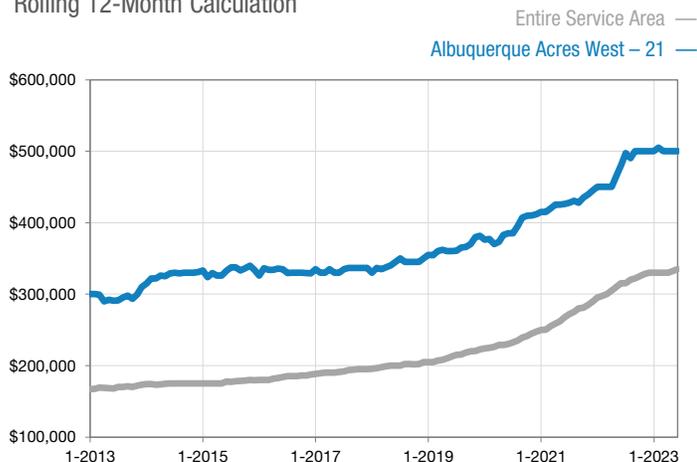
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
Key Metrics						
New Listings	0	0	0.0%	4	2	- 50.0%
Pending Sales	0	1	--	5	2	- 60.0%
Closed Sales	1	0	- 100.0%	6	1	- 83.3%
Days on Market Until Sale	3	--	--	3	2	- 33.3%
Median Sales Price*	\$265,000	--	--	\$315,000	\$283,000	- 10.2%
Average Sales Price*	\$265,000	--	--	\$319,000	\$283,000	- 11.3%
Percent of List Price Received*	106.0%	--	--	103.7%	100.0%	- 3.6%
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.

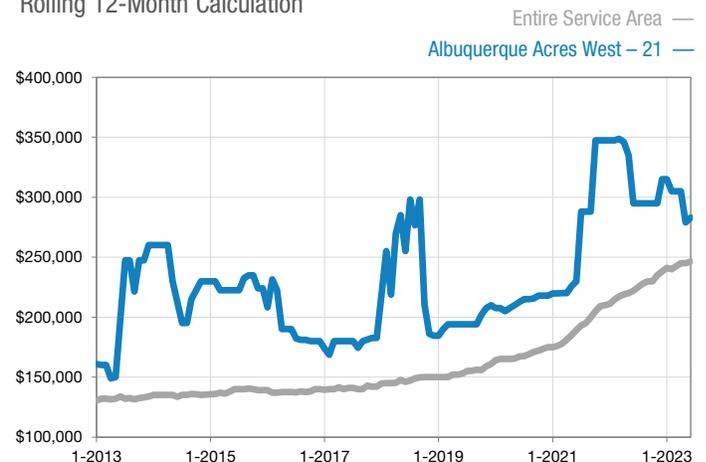
Median Sales Price - Single-Family Detached

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.