

Local Market Update for June 2023

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



87107

Single-Family Detached	June			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
New Listings	30	26	- 13.3%	193	128	- 33.7%
Pending Sales	20	25	+ 25.0%	133	105	- 21.1%
Closed Sales	22	20	- 9.1%	128	93	- 27.3%
Days on Market Until Sale	32	31	- 3.1%	29	52	+ 79.3%
Median Sales Price*	\$348,000	\$422,500	+ 21.4%	\$346,995	\$370,000	+ 6.6%
Average Sales Price*	\$442,973	\$524,388	+ 18.4%	\$440,845	\$498,707	+ 13.1%
Percent of List Price Received*	100.7%	98.1%	- 2.6%	100.2%	98.2%	- 2.0%
Inventory of Homes for Sale	69	49	- 29.0%	--	--	--
Months Supply of Inventory	2.9	2.7	- 6.9%	--	--	--

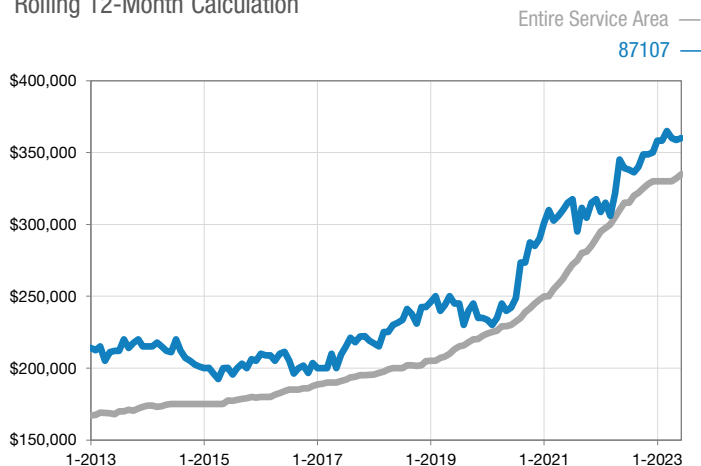
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
New Listings	5	7	+ 40.0%	31	19	- 38.7%
Pending Sales	3	4	+ 33.3%	29	18	- 37.9%
Closed Sales	1	5	+ 400.0%	28	16	- 42.9%
Days on Market Until Sale	5	2	- 60.0%	13	13	0.0%
Median Sales Price*	\$283,000	\$290,000	+ 2.5%	\$237,000	\$242,250	+ 2.2%
Average Sales Price*	\$283,000	\$275,200	- 2.8%	\$244,178	\$247,500	+ 1.4%
Percent of List Price Received*	106.8%	104.3%	- 2.3%	101.4%	101.3%	- 0.1%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	0.8	0.5	- 37.5%	--	--	--

* 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.

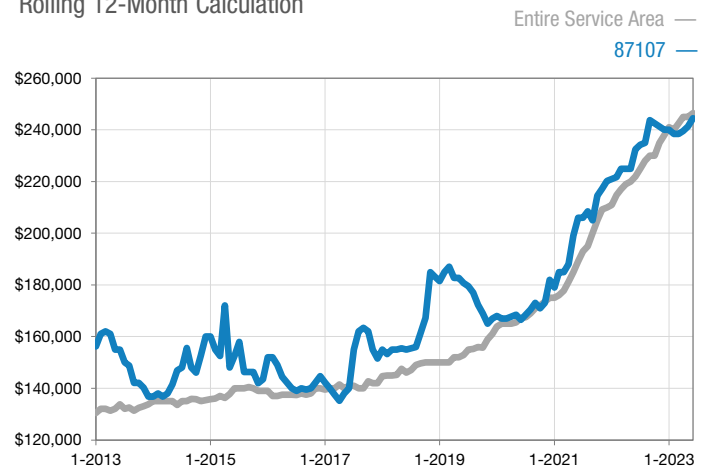
Median Sales Price - Single-Family Detached

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.