

# Local Market Update for June 2023

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



## Uptown – 41

East of I-25, South of Montgomery Blvd NE, West of Wyoming Blvd NE, North of I-40

Single-Family Detached	June			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
New Listings	37	37	0.0%	224	160	- 28.6%
Pending Sales	34	35	+ 2.9%	187	157	- 16.0%
Closed Sales	36	33	- 8.3%	190	145	- 23.7%
Days on Market Until Sale	9	17	+ 88.9%	12	22	+ 83.3%
Median Sales Price*	\$281,000	\$275,000	- 2.1%	\$280,000	\$287,000	+ 2.5%
Average Sales Price*	\$307,601	\$295,718	- 3.9%	\$292,844	\$296,001	+ 1.1%
Percent of List Price Received*	101.8%	99.6%	- 2.2%	102.0%	99.2%	- 2.7%
Inventory of Homes for Sale	30	19	- 36.7%	--	--	--
Months Supply of Inventory	0.9	0.7	- 22.2%	--	--	--

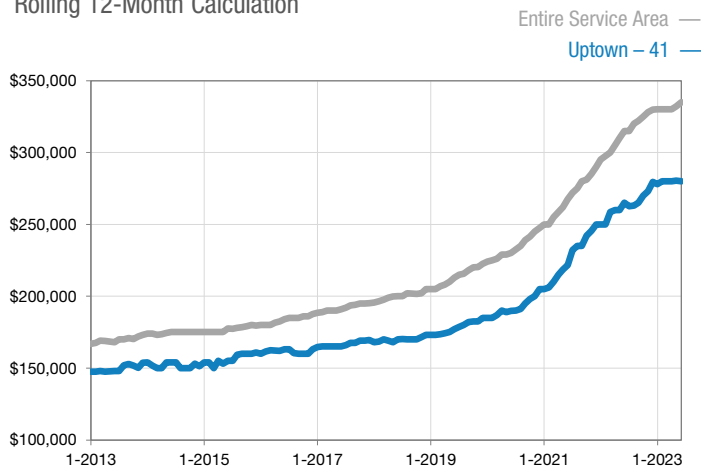
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
New Listings	9	9	0.0%	36	28	- 22.2%
Pending Sales	8	3	- 62.5%	38	24	- 36.8%
Closed Sales	6	5	- 16.7%	33	23	- 30.3%
Days on Market Until Sale	28	8	- 71.4%	25	9	- 64.0%
Median Sales Price*	\$138,500	\$175,000	+ 26.4%	\$160,000	\$152,000	- 5.0%
Average Sales Price*	\$154,083	\$183,700	+ 19.2%	\$203,669	\$169,935	- 16.6%
Percent of List Price Received*	99.5%	101.2%	+ 1.7%	102.2%	99.2%	- 2.9%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	0.8	1.3	+ 62.5%	--	--	--

\* 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.

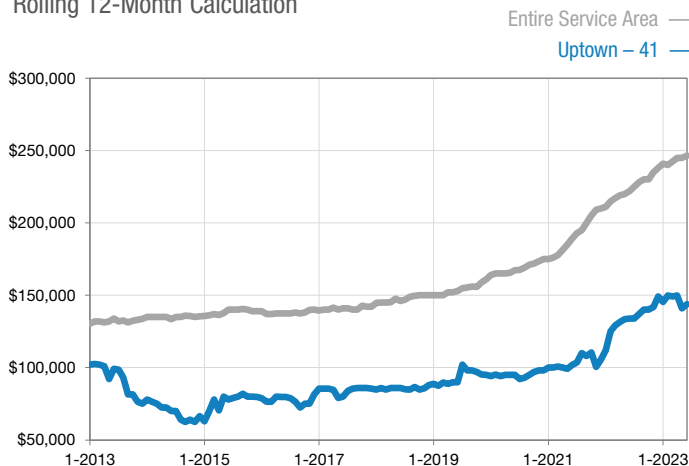
### Median Sales Price - Single-Family Detached

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.