

Local Market Update for June 2023

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



87114

Single-Family Detached	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
Key Metrics						
New Listings	123	103	- 16.3%	623	441	- 29.2%
Pending Sales	88	79	- 10.2%	541	405	- 25.1%
Closed Sales	105	66	- 37.1%	527	362	- 31.3%
Days on Market Until Sale	8	19	+ 137.5%	9	25	+ 177.8%
Median Sales Price*	\$345,000	\$372,500	+ 8.0%	\$348,000	\$350,000	+ 0.6%
Average Sales Price*	\$395,527	\$402,436	+ 1.7%	\$386,726	\$376,883	- 2.5%
Percent of List Price Received*	103.0%	100.5%	- 2.4%	102.6%	100.1%	- 2.4%
Inventory of Homes for Sale	99	75	- 24.2%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 10.0%	--	--	--

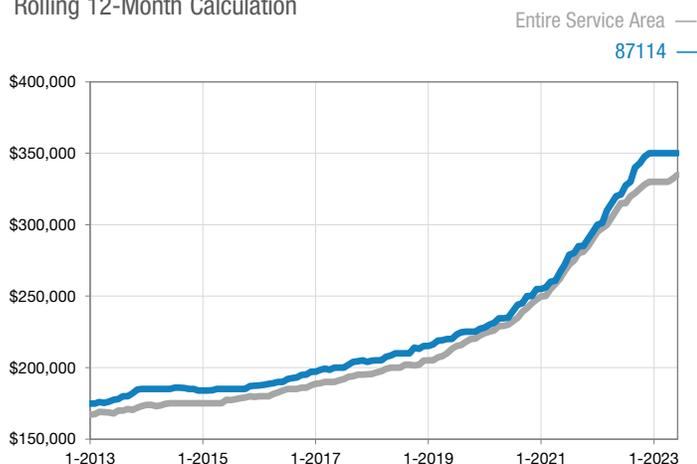
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
Key Metrics						
New Listings	9	5	- 44.4%	30	16	- 46.7%
Pending Sales	9	3	- 66.7%	28	14	- 50.0%
Closed Sales	4	4	0.0%	26	12	- 53.8%
Days on Market Until Sale	2	10	+ 400.0%	2	16	+ 700.0%
Median Sales Price*	\$228,750	\$213,000	- 6.9%	\$186,915	\$222,500	+ 19.0%
Average Sales Price*	\$221,375	\$257,250	+ 16.2%	\$200,551	\$244,604	+ 22.0%
Percent of List Price Received*	104.6%	101.1%	- 3.3%	103.5%	101.4%	- 2.0%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	0.4	1.1	+ 175.0%	--	--	--

* 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.

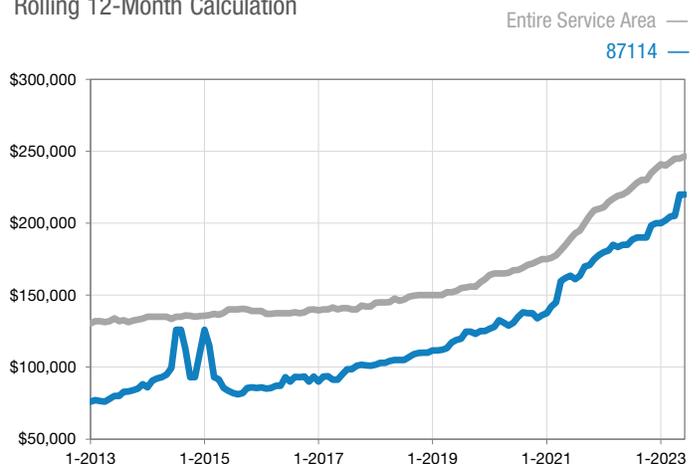
Median Sales Price - Single-Family Detached

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.