

Local Market Update for June 2023

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



87121

Single-Family Detached	June			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
New Listings	78	72	- 7.7%	487	339	- 30.4%
Pending Sales	69	52	- 24.6%	427	328	- 23.2%
Closed Sales	82	56	- 31.7%	399	310	- 22.3%
Days on Market Until Sale	8	15	+ 87.5%	8	20	+ 150.0%
Median Sales Price*	\$260,000	\$274,000	+ 5.4%	\$250,000	\$265,000	+ 6.0%
Average Sales Price*	\$264,023	\$277,670	+ 5.2%	\$254,890	\$273,504	+ 7.3%
Percent of List Price Received*	102.5%	100.3%	- 2.1%	102.6%	100.1%	- 2.4%
Inventory of Homes for Sale	63	47	- 25.4%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--

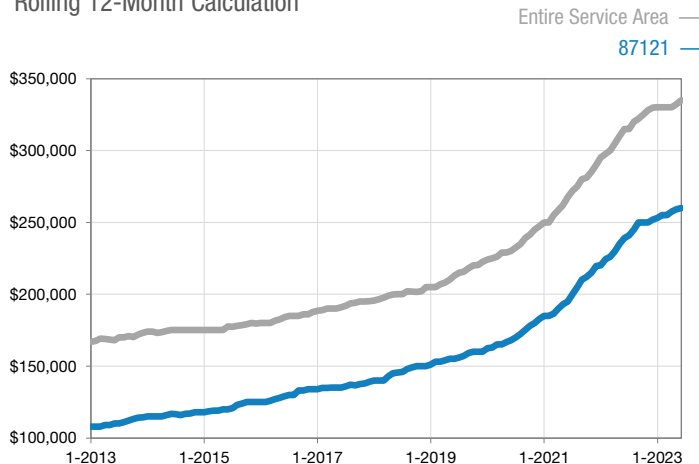
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
New Listings	1	0	- 100.0%	12	4	- 66.7%
Pending Sales	1	1	0.0%	14	7	- 50.0%
Closed Sales	1	0	- 100.0%	13	5	- 61.5%
Days on Market Until Sale	1	--	--	4	23	+ 475.0%
Median Sales Price*	\$177,000	--	--	\$219,000	\$215,000	- 1.8%
Average Sales Price*	\$177,000	--	--	\$207,000	\$219,600	+ 6.1%
Percent of List Price Received*	118.0%	--	--	104.1%	100.4%	- 3.6%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	--	--	--	--	--

* 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.

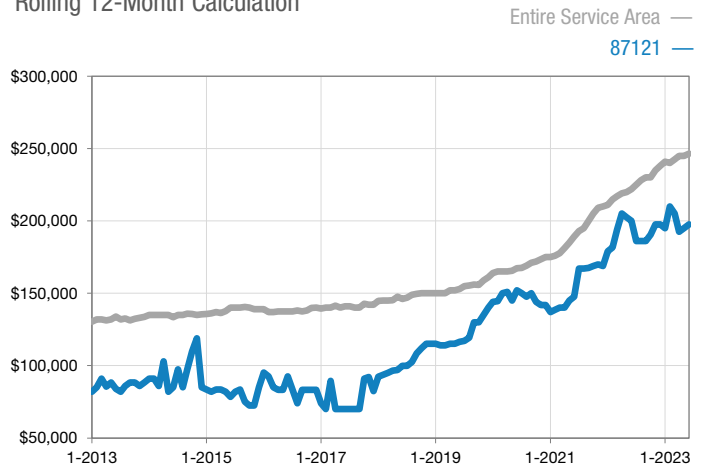
Median Sales Price - Single-Family Detached

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.