

Local Market Update for June 2023

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



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Single-Family Detached	June			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
New Listings	36	17	- 52.8%	141	123	- 12.8%
Pending Sales	21	24	+ 14.3%	107	109	+ 1.9%
Closed Sales	22	26	+ 18.2%	104	92	- 11.5%
Days on Market Until Sale	7	29	+ 314.3%	9	30	+ 233.3%
Median Sales Price*	\$343,000	\$400,000	+ 16.6%	\$347,500	\$385,750	+ 11.0%
Average Sales Price*	\$383,080	\$408,448	+ 6.6%	\$375,298	\$398,126	+ 6.1%
Percent of List Price Received*	104.4%	100.4%	- 3.8%	103.9%	98.7%	- 5.0%
Inventory of Homes for Sale	29	19	- 34.5%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.4%	--	--	--

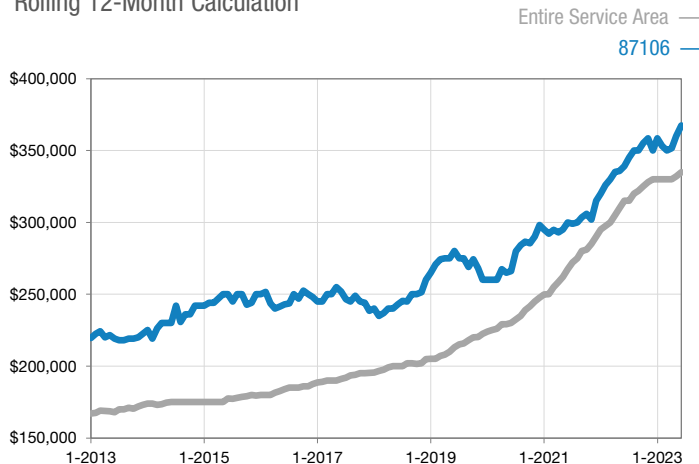
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
New Listings	6	1	- 83.3%	32	22	- 31.3%
Pending Sales	3	1	- 66.7%	24	20	- 16.7%
Closed Sales	4	3	- 25.0%	25	18	- 28.0%
Days on Market Until Sale	10	6	- 40.0%	11	29	+ 163.6%
Median Sales Price*	\$167,250	\$240,000	+ 43.5%	\$241,500	\$205,000	- 15.1%
Average Sales Price*	\$195,500	\$265,333	+ 35.7%	\$230,622	\$202,078	- 12.4%
Percent of List Price Received*	99.7%	100.8%	+ 1.1%	98.5%	99.8%	+ 1.3%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	1.6	2.2	+ 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.

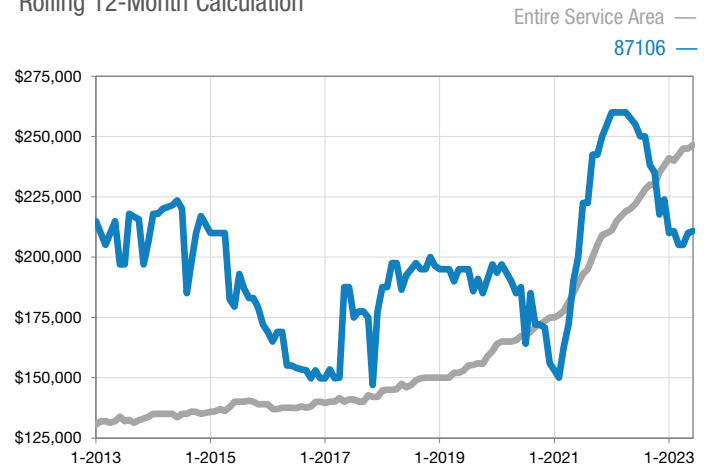
Median Sales Price - Single-Family Detached

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.