

Local Market Update for June 2023

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



87109

| Single-Family Detached | June | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2022 | 2023 | Percent Change | Thru 6-2022 | Thru 6-2023 | Percent Change |
| New Listings | 30 | 31 | + 3.3% | 174 | 149 | - 14.4% |
| Pending Sales | 26 | 21 | - 19.2% | 150 | 136 | - 9.3% |
| Closed Sales | 42 | 22 | - 47.6% | 155 | 125 | - 19.4% |
| Days on Market Until Sale | 7 | 10 | + 42.9% | 8 | 17 | + 112.5% |
| Median Sales Price* | \$378,000 | \$380,500 | + 0.7% | \$360,000 | \$393,700 | + 9.4% |
| Average Sales Price* | \$388,267 | \$402,068 | + 3.6% | \$378,415 | \$413,778 | + 9.3% |
| Percent of List Price Received* | 102.9% | 100.4% | - 2.4% | 102.7% | 100.2% | - 2.4% |
| Inventory of Homes for Sale | 18 | 26 | + 44.4% | -- | -- | -- |
| Months Supply of Inventory | 0.7 | 1.3 | + 85.7% | -- | -- | -- |

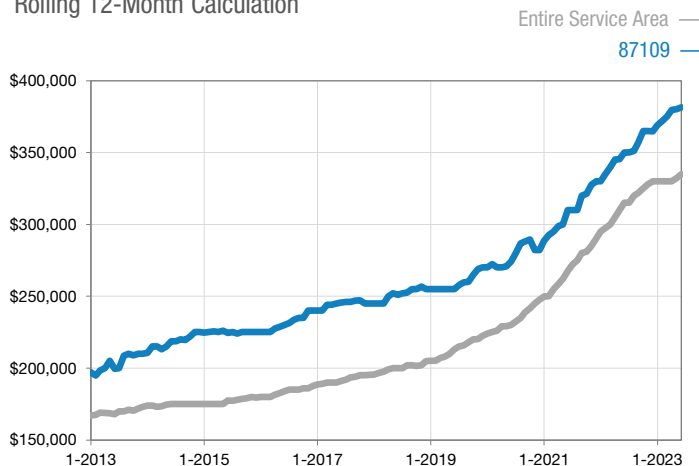
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | June | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2022 | 2023 | Percent Change | Thru 6-2022 | Thru 6-2023 | Percent Change |
| New Listings | 10 | 10 | 0.0% | 70 | 72 | + 2.9% |
| Pending Sales | 10 | 11 | + 10.0% | 71 | 70 | - 1.4% |
| Closed Sales | 16 | 14 | - 12.5% | 69 | 61 | - 11.6% |
| Days on Market Until Sale | 14 | 16 | + 14.3% | 17 | 15 | - 11.8% |
| Median Sales Price* | \$195,250 | \$255,000 | + 30.6% | \$210,000 | \$269,255 | + 28.2% |
| Average Sales Price* | \$213,681 | \$243,536 | + 14.0% | \$216,674 | \$248,183 | + 14.5% |
| Percent of List Price Received* | 102.5% | 102.4% | - 0.1% | 101.2% | 100.8% | - 0.4% |
| Inventory of Homes for Sale | 7 | 5 | - 28.6% | -- | -- | -- |
| Months Supply of Inventory | 0.6 | 0.4 | - 33.3% | -- | -- | -- |

* 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.

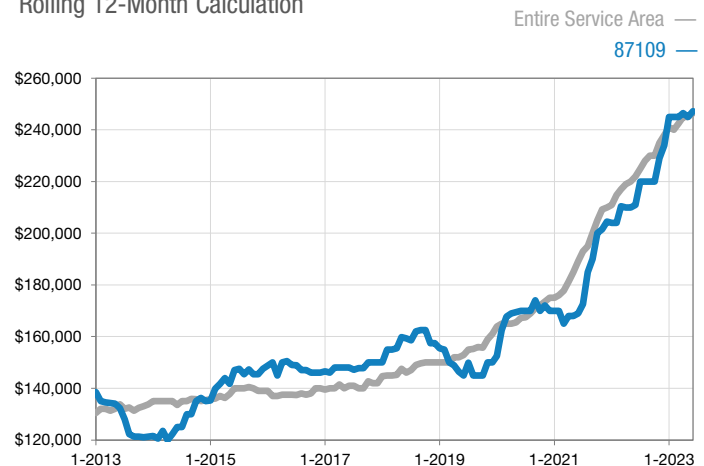
Median Sales Price - Single-Family Detached

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.