

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 | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2022 | 2023 | Percent Change | Thru 6-2022 | Thru 6-2023 | Percent Change |
| Key Metrics | | | | | | |
| 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% | -- | -- | -- |

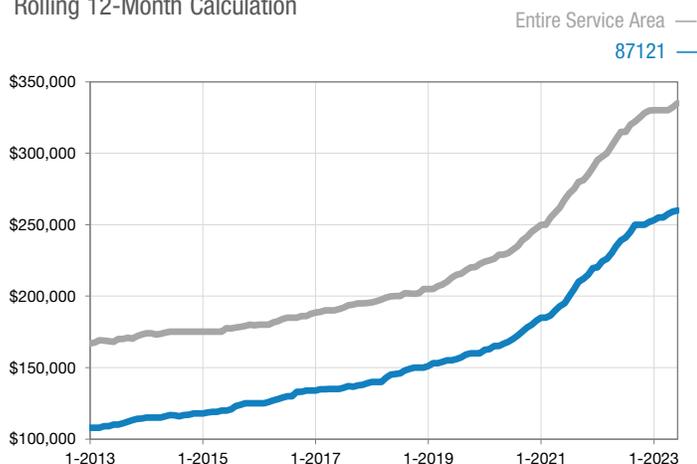
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | June | | | Year to Date | | |
|---------------------------------|-----------|----------|----------------|--------------|------------------|----------------|
| | 2022 | 2023 | Percent Change | Thru 6-2022 | Thru 6-2023 | Percent Change |
| Key Metrics | | | | | | |
| 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 | -- | -- | -- | -- | -- |

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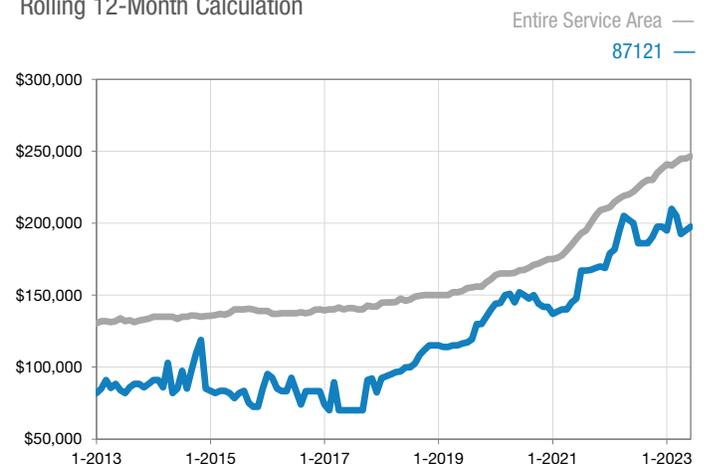
Median Sales Price - Single-Family Detached

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.