

Local Market Update for June 2023

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



Academy West – 32

East of I-25, South of Paseo del Norte Blvd NE, West of Wyoming Blvd NE, North of Montgomery Blvd NE

Single-Family Detached	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
Key Metrics						
New Listings	19	17	- 10.5%	112	95	- 15.2%
Pending Sales	19	7	- 63.2%	96	87	- 9.4%
Closed Sales	25	17	- 32.0%	95	87	- 8.4%
Days on Market Until Sale	9	12	+ 33.3%	9	19	+ 111.1%
Median Sales Price*	\$350,000	\$359,000	+ 2.6%	\$335,000	\$370,000	+ 10.4%
Average Sales Price*	\$364,240	\$392,147	+ 7.7%	\$351,956	\$394,208	+ 12.0%
Percent of List Price Received*	101.9%	100.4%	- 1.5%	102.2%	100.0%	- 2.2%
Inventory of Homes for Sale	12	18	+ 50.0%	--	--	--
Months Supply of Inventory	0.7	1.5	+ 114.3%	--	--	--

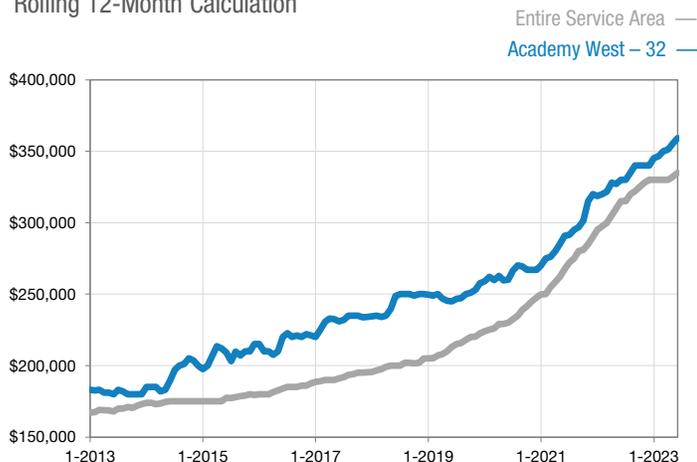
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
Key Metrics						
New Listings	8	9	+ 12.5%	61	63	+ 3.3%
Pending Sales	8	11	+ 37.5%	60	61	+ 1.7%
Closed Sales	13	13	0.0%	59	51	- 13.6%
Days on Market Until Sale	7	15	+ 114.3%	14	16	+ 14.3%
Median Sales Price*	\$162,500	\$275,000	+ 69.2%	\$180,000	\$269,255	+ 49.6%
Average Sales Price*	\$207,608	\$251,115	+ 21.0%	\$202,381	\$253,474	+ 25.2%
Percent of List Price Received*	103.4%	102.2%	- 1.2%	101.7%	100.9%	- 0.8%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
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.

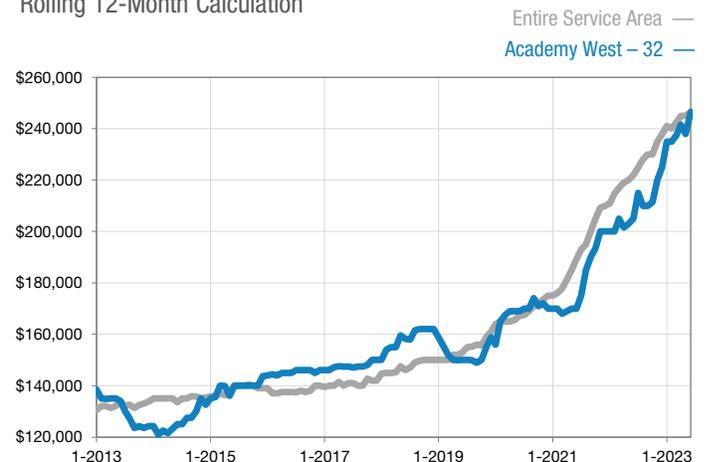
Median Sales Price - Single-Family Detached

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.