Local Market Update for June 2023

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

gaar

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Single-Family Detached

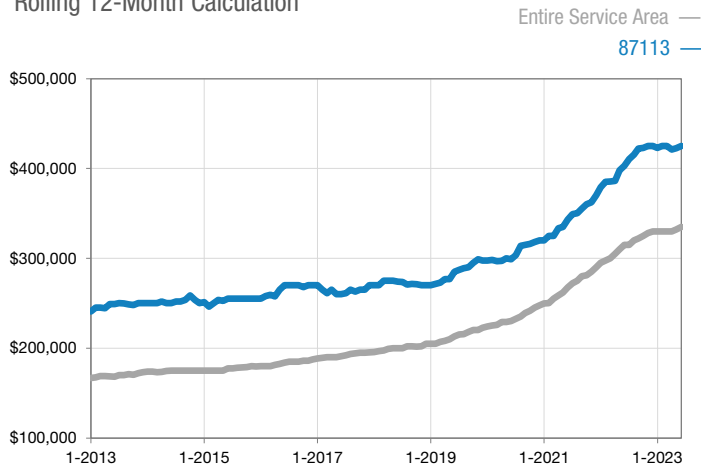| Key Metrics	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
New Listings	21	15	- 28.6%	111	91	- 18.0%
Pending Sales	13	10	- 23.1%	91	69	- 24.2%
Closed Sales	16	18	+ 12.5%	89	64	- 28.1%
Days on Market Until Sale	4	10	+ 150.0%	20	13	- 35.0%
Median Sales Price*	$446,000	$460,000	+ 3.1%	$440,000	$447,500	+ 1.7%
Average Sales Price*	$505,800	$472,175	- 6.6%	$472,866	$474,854	+ 0.4%
Percent of List Price Received*	102.1%	100.8%	- 1.3%	102.8%	100.4%	- 2.3%
Inventory of Homes for Sale	28	19	- 32.1%	--	--	--
Months Supply of Inventory	1.7	1.4	- 17.6%	--	--	--

* 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.

Single-Family Attached

Key Metrics	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
New Listings	0	2	--	18	9	- 50.0%
Pending Sales	0	1	--	18	7	- 61.1%
Closed Sales	5	1	- 80.0%	18	6	- 66.7%
Days on Market Until Sale	3	31	+ 933.3%	2	11	+ 450.0%
Median Sales Price*	$241,000	$251,300	+ 4.3%	$238,000	$253,150	+ 6.4%
Average Sales Price*	$243,400	$251,300	+ 3.2%	$248,361	$256,800	+ 3.4%
Percent of List Price Received*	106.4%	96.7%	- 9.1%	104.3%	98.3%	- 5.8%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.3	0.6	+ 100.0%	--	--	--

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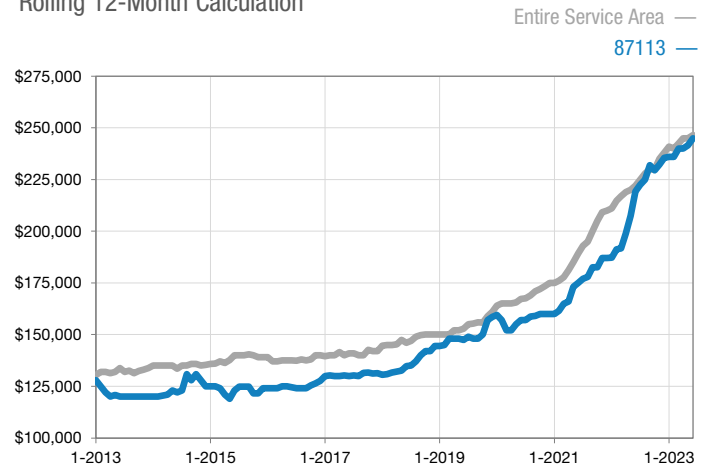
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
87113 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
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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.