

Local Market Update for June 2023

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



87104

Single-Family Detached	June			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
New Listings	10	6	- 40.0%	67	33	- 50.7%
Pending Sales	7	1	- 85.7%	54	26	- 51.9%
Closed Sales	4	7	+ 75.0%	62	27	- 56.5%
Days on Market Until Sale	11	42	+ 281.8%	23	33	+ 43.5%
Median Sales Price*	\$305,000	\$692,500	+ 127.0%	\$440,000	\$420,000	- 4.5%
Average Sales Price*	\$434,789	\$762,730	+ 75.4%	\$473,626	\$521,099	+ 10.0%
Percent of List Price Received*	99.1%	100.7%	+ 1.6%	101.2%	98.6%	- 2.6%
Inventory of Homes for Sale	15	7	- 53.3%	--	--	--
Months Supply of Inventory	1.6	1.2	- 25.0%	--	--	--

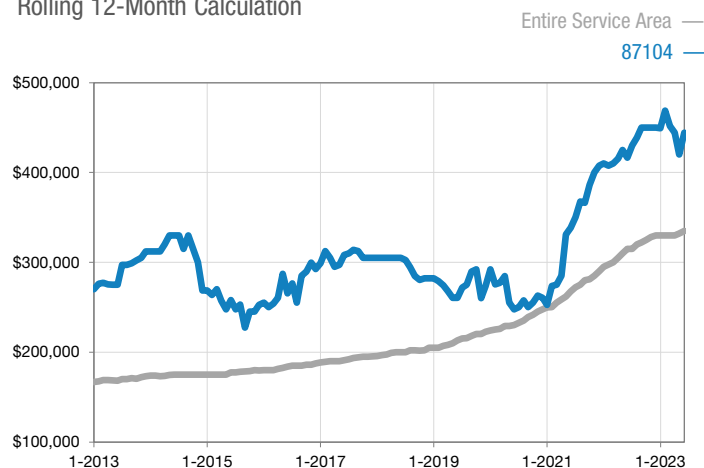
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
New Listings	0	2	--	15	17	+ 13.3%
Pending Sales	1	3	+ 200.0%	18	17	- 5.6%
Closed Sales	4	2	- 50.0%	20	16	- 20.0%
Days on Market Until Sale	4	12	+ 200.0%	14	15	+ 7.1%
Median Sales Price*	\$295,750	\$350,000	+ 18.3%	\$311,000	\$337,500	+ 8.5%
Average Sales Price*	\$350,750	\$350,000	- 0.2%	\$330,534	\$383,877	+ 16.1%
Percent of List Price Received*	104.2%	100.7%	- 3.4%	101.7%	99.0%	- 2.7%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	0.4	--	--	--	--

* 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.

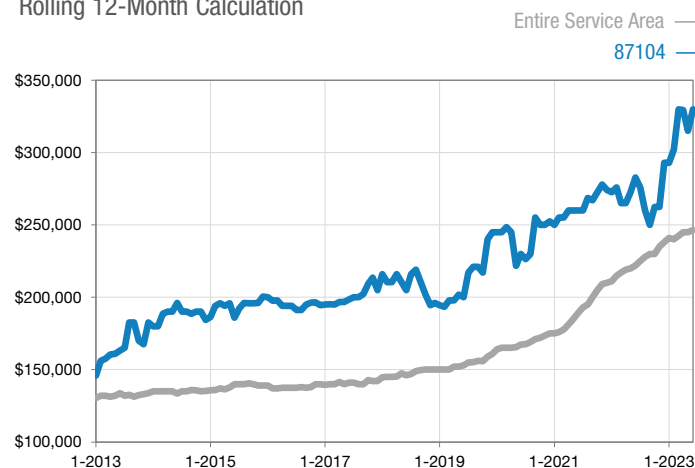
Median Sales Price - Single-Family Detached

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.