

Local Market Update for June 2023

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



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Single-Family Detached	June			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
New Listings	53	40	- 24.5%	278	176	- 36.7%
Pending Sales	31	35	+ 12.9%	208	150	- 27.9%
Closed Sales	39	21	- 46.2%	215	138	- 35.8%
Days on Market Until Sale	12	18	+ 50.0%	16	28	+ 75.0%
Median Sales Price*	\$245,000	\$269,900	+ 10.2%	\$235,000	\$280,000	+ 19.1%
Average Sales Price*	\$274,736	\$284,046	+ 3.4%	\$265,800	\$297,835	+ 12.1%
Percent of List Price Received*	102.6%	97.2%	- 5.3%	100.9%	98.9%	- 2.0%
Inventory of Homes for Sale	72	39	- 45.8%	--	--	--
Months Supply of Inventory	2.1	1.4	- 33.3%	--	--	--

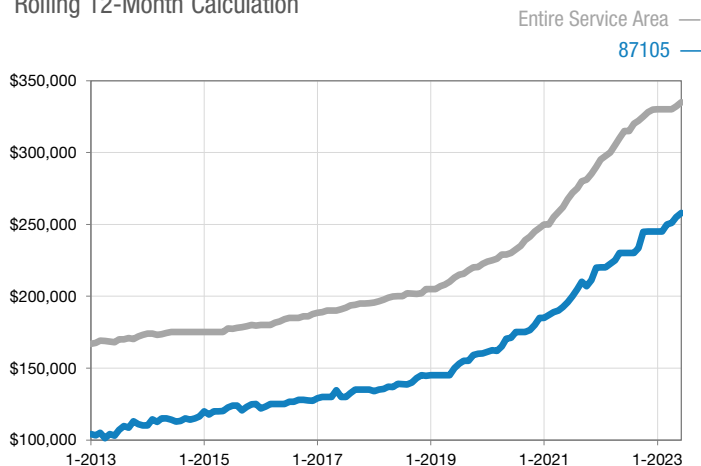
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
New Listings	2	1	- 50.0%	21	9	- 57.1%
Pending Sales	2	0	- 100.0%	15	9	- 40.0%
Closed Sales	1	1	0.0%	12	9	- 25.0%
Days on Market Until Sale	1	13	+ 1200.0%	5	21	+ 320.0%
Median Sales Price*	\$225,000	\$120,950	- 46.2%	\$185,000	\$173,000	- 6.5%
Average Sales Price*	\$225,000	\$120,950	- 46.2%	\$187,450	\$187,994	+ 0.3%
Percent of List Price Received*	102.3%	93.8%	- 8.3%	99.7%	98.2%	- 1.5%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 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.

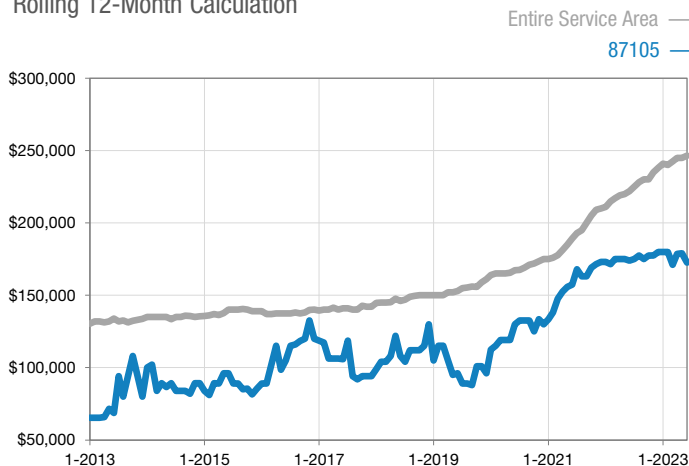
Median Sales Price - Single-Family Detached

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.