

Local Market Update for June 2023

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



87108

Single-Family Detached	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
Key Metrics						
New Listings	33	28	- 15.2%	173	145	- 16.2%
Pending Sales	25	26	+ 4.0%	141	124	- 12.1%
Closed Sales	22	21	- 4.5%	139	113	- 18.7%
Days on Market Until Sale	10	18	+ 80.0%	13	22	+ 69.2%
Median Sales Price*	\$267,500	\$295,000	+ 10.3%	\$265,000	\$265,000	0.0%
Average Sales Price*	\$277,019	\$367,763	+ 32.8%	\$303,637	\$297,630	- 2.0%
Percent of List Price Received*	106.3%	100.4%	- 5.6%	103.0%	100.3%	- 2.6%
Inventory of Homes for Sale	32	26	- 18.8%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--

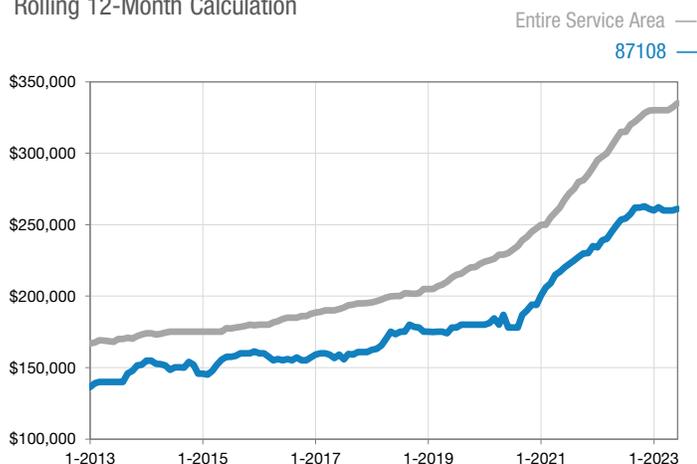
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
Key Metrics						
New Listings	2	4	+ 100.0%	21	23	+ 9.5%
Pending Sales	5	2	- 60.0%	17	15	- 11.8%
Closed Sales	3	1	- 66.7%	13	14	+ 7.7%
Days on Market Until Sale	6	3	- 50.0%	17	26	+ 52.9%
Median Sales Price*	\$200,000	\$177,500	- 11.3%	\$119,000	\$220,950	+ 85.7%
Average Sales Price*	\$189,000	\$177,500	- 6.1%	\$171,385	\$223,993	+ 30.7%
Percent of List Price Received*	100.2%	107.6%	+ 7.4%	100.3%	99.2%	- 1.1%
Inventory of Homes for Sale	2	6	+ 200.0%	--	--	--
Months Supply of Inventory	0.6	2.3	+ 283.3%	--	--	--

* 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.

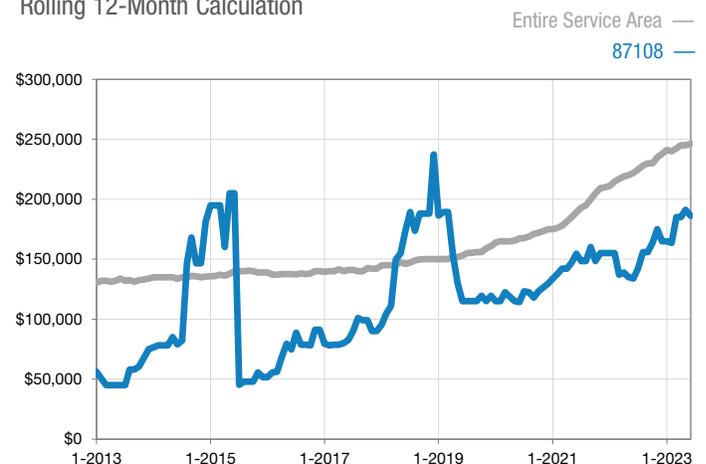
Median Sales Price - Single-Family Detached

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.