

Local Market Update for June 2023

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



Northwest Heights – 110

East of Paseo del Volcan, South of Paseo del Norte Blvd NE, West of Coors Blvd NW / Rio Grande River, North of Unser Blvd NW

Single-Family Detached	June			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
New Listings	103	64	- 37.9%	497	367	- 26.2%
Pending Sales	73	55	- 24.7%	408	303	- 25.7%
Closed Sales	93	57	- 38.7%	394	282	- 28.4%
Days on Market Until Sale	12	27	+ 125.0%	17	31	+ 82.4%
Median Sales Price*	\$375,000	\$405,480	+ 8.1%	\$393,500	\$396,495	+ 0.8%
Average Sales Price*	\$425,573	\$438,047	+ 2.9%	\$438,796	\$427,799	- 2.5%
Percent of List Price Received*	101.8%	100.5%	- 1.3%	101.7%	100.0%	- 1.7%
Inventory of Homes for Sale	98	83	- 15.3%	--	--	--
Months Supply of Inventory	1.5	1.7	+ 13.3%	--	--	--

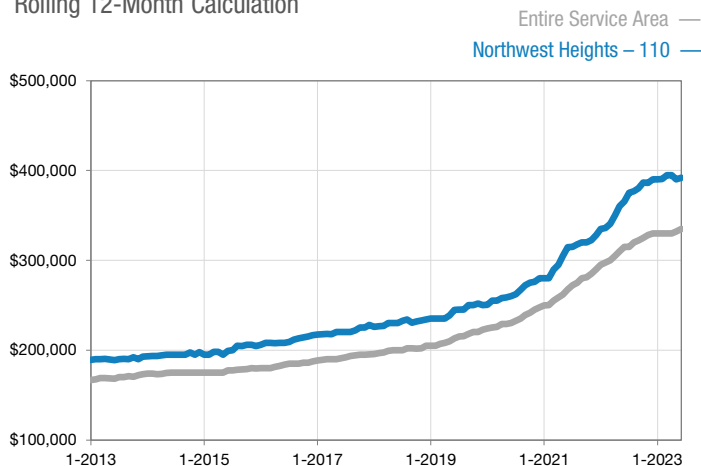
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
New Listings	4	8	+ 100.0%	29	22	- 24.1%
Pending Sales	5	7	+ 40.0%	25	19	- 24.0%
Closed Sales	7	2	- 71.4%	24	13	- 45.8%
Days on Market Until Sale	11	18	+ 63.6%	6	26	+ 333.3%
Median Sales Price*	\$248,000	\$312,500	+ 26.0%	\$266,750	\$380,000	+ 42.5%
Average Sales Price*	\$279,071	\$312,500	+ 12.0%	\$300,271	\$348,704	+ 16.1%
Percent of List Price Received*	105.0%	98.7%	- 6.0%	103.7%	99.3%	- 4.2%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
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.

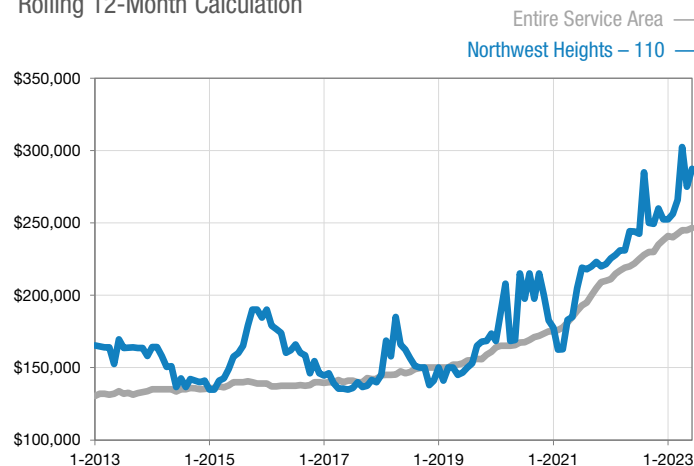
Median Sales Price - Single-Family Detached

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.