Local Market Update for June 2023

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

gaar

Southwest Heights – 92

East of Cancito Reservation, South of Central Ave, West of Coors Blvd SW, North of Dennis Chavez Blvd

Single-Family Detached

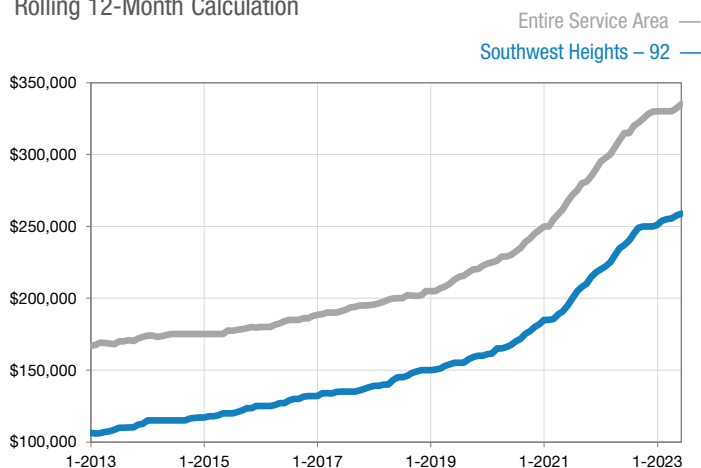| Key Metrics	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
New Listings	69	68	- 1.4%	453	312	- 31.1%
Pending Sales	61	49	- 19.7%	396	303	- 23.5%
Closed Sales	74	52	- 29.7%	366	287	- 21.6%
Days on Market Until Sale	9	14	+ 55.6%	7	20	+ 185.7%
Median Sales Price*	$260,000	$274,000	+ 5.4%	$250,000	$265,000	+ 6.0%
Average Sales Price*	$265,115	$277,318	+ 4.6%	$251,080	$270,657	+ 7.8%
Percent of List Price Received*	102.4%	100.5%	- 1.9%	102.6%	100.2%	- 2.3%
Inventory of Homes for Sale	56	40	- 28.6%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--

* 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	1	0	- 100.0%	9	4	- 55.6%
Pending Sales	1	1	0.0%	10	7	- 30.0%
Closed Sales	1	0	- 100.0%	9	5	- 44.4%
Days on Market Until Sale	1	--	--	5	23	+ 360.0%
Median Sales Price*	$177,000	--	--	$186,000	$215,000	+ 15.6%
Average Sales Price*	$177,000	--	--	$192,667	$219,600	+ 14.0%
Percent of List Price Received*	118.0%	--	--	104.5%	100.4%	- 3.9%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	--	--	--	--	--

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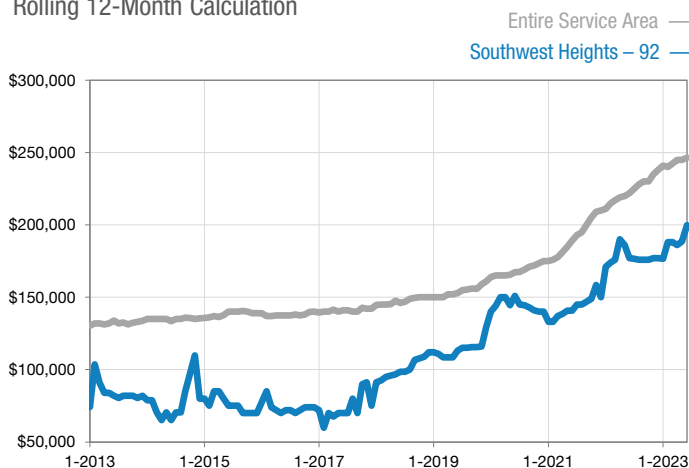
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Southwest Heights – 92 —

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

Entire Service Area —
Southwest Heights – 92 —

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.