

Local Market Update for June 2023

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



Near South Valley – 90

East of Coors Blvd SW, South of Central Ave / Cesar Chavez, West of I-25, North of Rio Bravo Blvd SW

Single-Family Detached	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
Key Metrics						
New Listings	31	19	- 38.7%	142	84	- 40.8%
Pending Sales	22	15	- 31.8%	117	74	- 36.8%
Closed Sales	22	8	- 63.6%	113	64	- 43.4%
Days on Market Until Sale	18	17	- 5.6%	14	24	+ 71.4%
Median Sales Price*	\$240,000	\$205,000	- 14.6%	\$220,000	\$227,500	+ 3.4%
Average Sales Price*	\$238,496	\$224,500	- 5.9%	\$228,168	\$245,178	+ 7.5%
Percent of List Price Received*	103.0%	93.1%	- 9.6%	101.1%	98.3%	- 2.8%
Inventory of Homes for Sale	29	12	- 58.6%	--	--	--
Months Supply of Inventory	1.6	0.9	- 43.8%	--	--	--

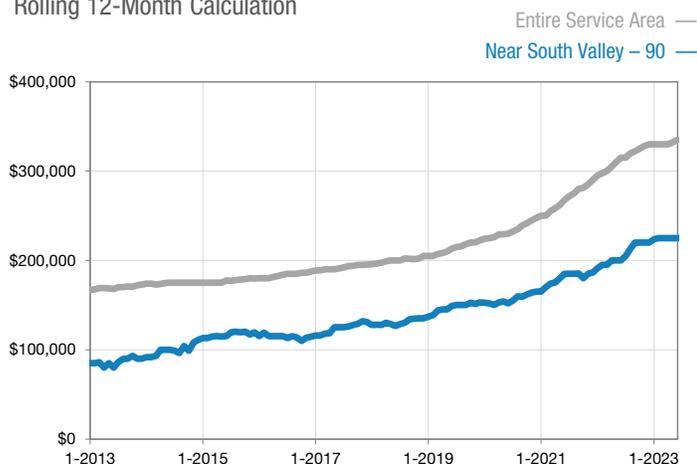
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
Key Metrics						
New Listings	1	0	- 100.0%	12	2	- 83.3%
Pending Sales	1	0	- 100.0%	7	4	- 42.9%
Closed Sales	0	1	--	5	4	- 20.0%
Days on Market Until Sale	--	13	--	6	39	+ 550.0%
Median Sales Price*	--	\$120,950	--	\$164,900	\$132,975	- 19.4%
Average Sales Price*	--	\$120,950	--	\$147,380	\$137,738	- 6.5%
Percent of List Price Received*	--	93.8%	--	96.7%	93.9%	- 2.9%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.2	--	--	--	--	--

* 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.

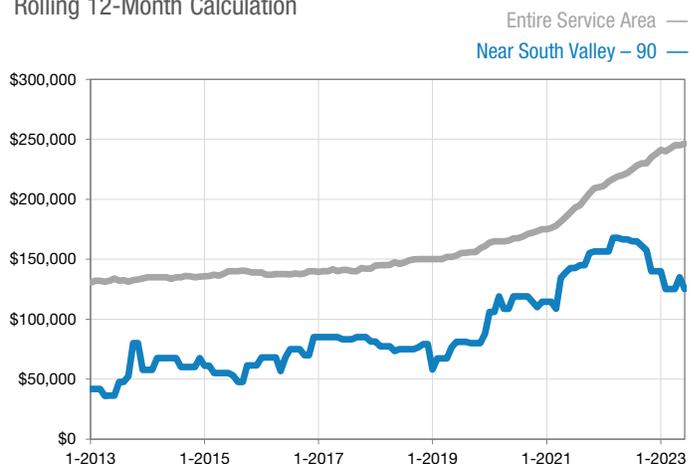
Median Sales Price - Single-Family Detached

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.