

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		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
Key Metrics						
New Listings	56	37	- 33.9%	291	212	- 27.1%
Pending Sales	37	36	- 2.7%	254	193	- 24.0%
Closed Sales	55	42	- 23.6%	257	178	- 30.7%
Days on Market Until Sale	11	14	+ 27.3%	12	24	+ 100.0%
Median Sales Price*	\$350,000	\$392,500	+ 12.1%	\$333,000	\$369,000	+ 10.8%
Average Sales Price*	\$361,374	\$390,855	+ 8.2%	\$351,181	\$386,385	+ 10.0%
Percent of List Price Received*	102.7%	99.3%	- 3.3%	102.3%	99.3%	- 2.9%
Inventory of Homes for Sale	47	31	- 34.0%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--

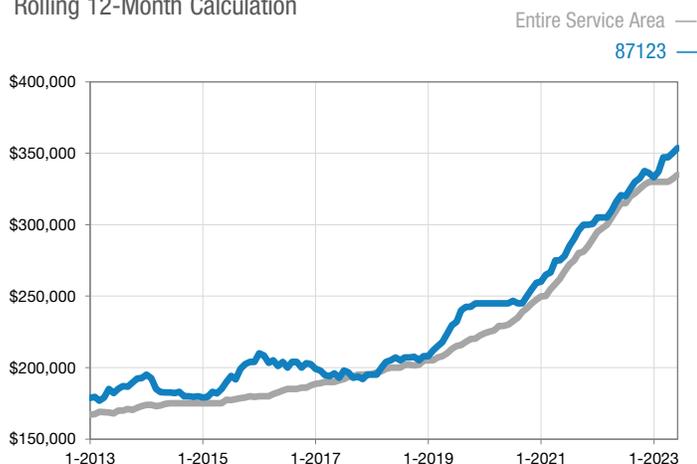
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
Key Metrics						
New Listings	13	5	- 61.5%	58	44	- 24.1%
Pending Sales	9	7	- 22.2%	59	41	- 30.5%
Closed Sales	13	9	- 30.8%	60	41	- 31.7%
Days on Market Until Sale	5	4	- 20.0%	14	10	- 28.6%
Median Sales Price*	\$275,000	\$272,000	- 1.1%	\$275,000	\$250,000	- 9.1%
Average Sales Price*	\$282,423	\$274,944	- 2.6%	\$275,513	\$261,654	- 5.0%
Percent of List Price Received*	100.8%	102.5%	+ 1.7%	102.9%	101.1%	- 1.7%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--
Months Supply of Inventory	0.7	0.5	- 28.6%	--	--	--

* 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.

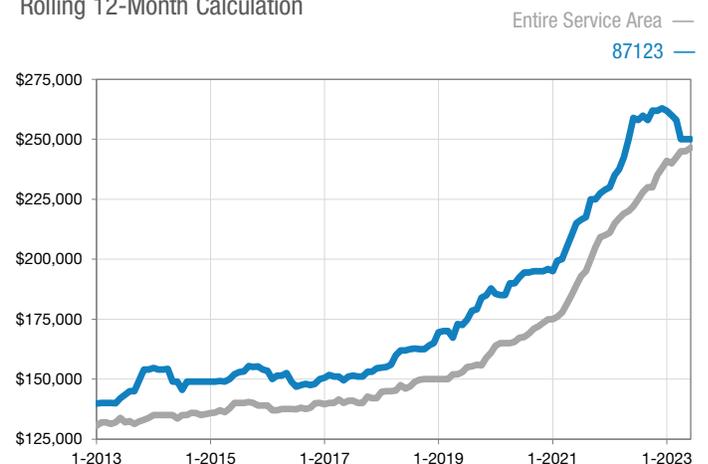
Median Sales Price - Single-Family Detached

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.