

Local Market Update for June 2023

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



87048

Single-Family Detached	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
Key Metrics						
New Listings	18	10	- 44.4%	93	61	- 34.4%
Pending Sales	7	12	+ 71.4%	60	55	- 8.3%
Closed Sales	10	10	0.0%	62	49	- 21.0%
Days on Market Until Sale	6	42	+ 600.0%	26	64	+ 146.2%
Median Sales Price*	\$703,500	\$786,000	+ 11.7%	\$716,000	\$689,000	- 3.8%
Average Sales Price*	\$737,300	\$826,113	+ 12.0%	\$806,506	\$788,061	- 2.3%
Percent of List Price Received*	101.3%	95.8%	- 5.4%	100.8%	97.1%	- 3.7%
Inventory of Homes for Sale	28	17	- 39.3%	--	--	--
Months Supply of Inventory	2.5	1.9	- 24.0%	--	--	--

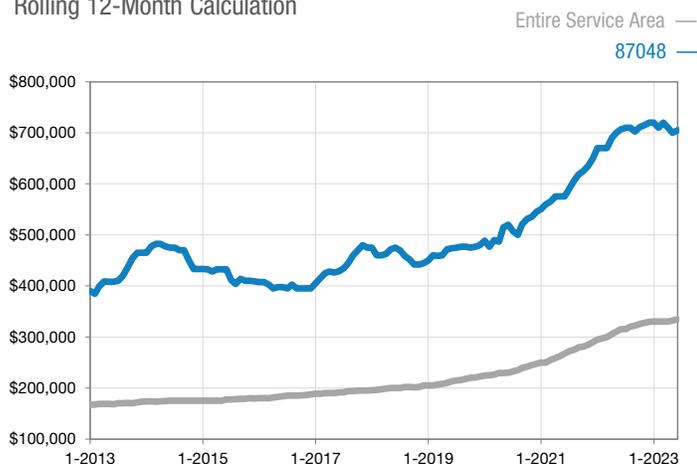
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
Key Metrics						
New Listings	0	0	0.0%	1	4	+ 300.0%
Pending Sales	0	0	0.0%	1	3	+ 200.0%
Closed Sales	0	0	0.0%	1	4	+ 300.0%
Days on Market Until Sale	--	--	--	3	6	+ 100.0%
Median Sales Price*	--	--	--	\$440,000	\$417,500	- 5.1%
Average Sales Price*	--	--	--	\$440,000	\$416,250	- 5.4%
Percent of List Price Received*	--	--	--	97.8%	99.6%	+ 1.8%
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

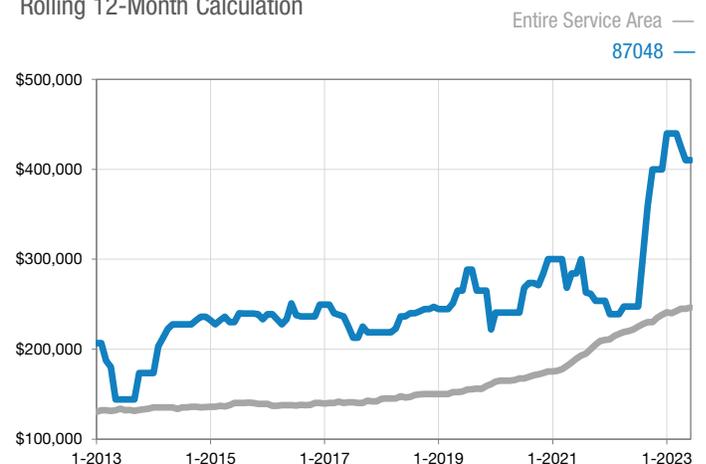
Median Sales Price - Single-Family Detached

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.