

Local Market Update for June 2023

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



Albuquerque Acres West – 21

East of I-25, South of Tramway Rd, West of Ventura St NE, North of Paseo del Norte Blvd NE

| Single-Family Detached | June | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2022 | 2023 | Percent Change | Thru 6-2022 | Thru 6-2023 | Percent Change |
| New Listings | 29 | 18 | - 37.9% | 134 | 94 | - 29.9% |
| Pending Sales | 19 | 10 | - 47.4% | 101 | 74 | - 26.7% |
| Closed Sales | 21 | 20 | - 4.8% | 94 | 70 | - 25.5% |
| Days on Market Until Sale | 5 | 13 | + 160.0% | 13 | 15 | + 15.4% |
| Median Sales Price* | \$500,000 | \$575,000 | + 15.0% | \$522,500 | \$530,000 | + 1.4% |
| Average Sales Price* | \$577,800 | \$637,872 | + 10.4% | \$565,864 | \$558,516 | - 1.3% |
| Percent of List Price Received* | 102.3% | 99.6% | - 2.6% | 102.2% | 100.0% | - 2.2% |
| Inventory of Homes for Sale | 33 | 18 | - 45.5% | -- | -- | -- |
| Months Supply of Inventory | 1.8 | 1.3 | - 27.8% | -- | -- | -- |

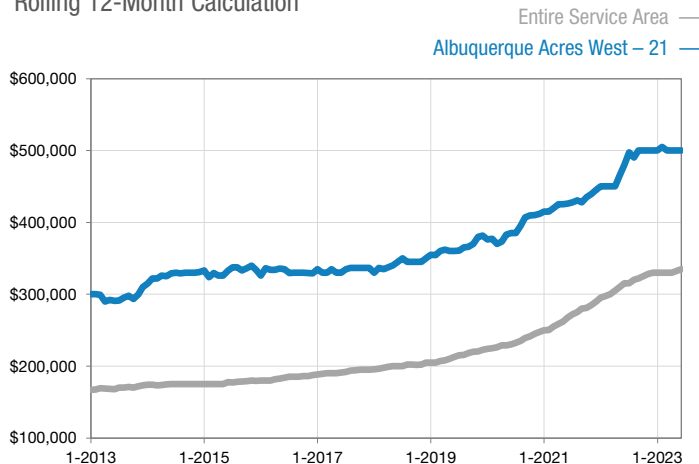
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | June | | | Year to Date | | |
|---------------------------------|-----------|------|----------------|--------------|-------------|----------------|
| Key Metrics | 2022 | 2023 | Percent Change | Thru 6-2022 | Thru 6-2023 | Percent Change |
| New Listings | 0 | 0 | 0.0% | 4 | 2 | - 50.0% |
| Pending Sales | 0 | 1 | -- | 5 | 2 | - 60.0% |
| Closed Sales | 1 | 0 | - 100.0% | 6 | 1 | - 83.3% |
| Days on Market Until Sale | 3 | -- | -- | 3 | 2 | - 33.3% |
| Median Sales Price* | \$265,000 | -- | -- | \$315,000 | \$283,000 | - 10.2% |
| Average Sales Price* | \$265,000 | -- | -- | \$319,000 | \$283,000 | - 11.3% |
| Percent of List Price Received* | 106.0% | -- | -- | 103.7% | 100.0% | - 3.6% |
| 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.

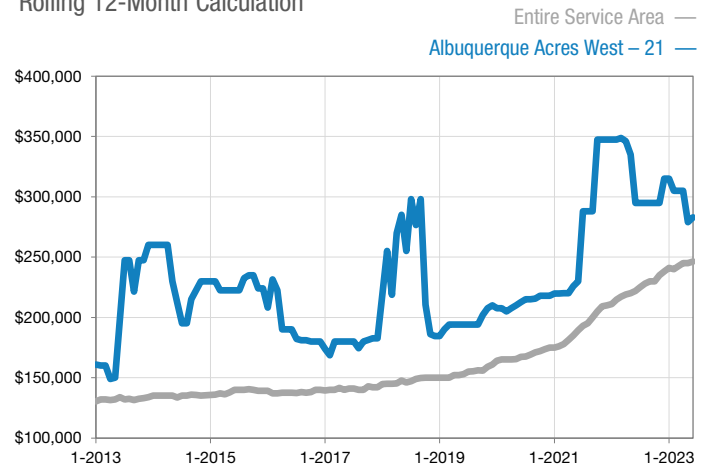
Median Sales Price - Single-Family Detached

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.