

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		
Key Metrics	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
New Listings	56	55	- 1.8%	317	233	- 26.5%
Pending Sales	44	47	+ 6.8%	271	214	- 21.0%
Closed Sales	51	42	- 17.6%	274	191	- 30.3%
Days on Market Until Sale	8	17	+ 112.5%	11	19	+ 72.7%
Median Sales Price*	\$290,000	\$305,000	+ 5.2%	\$290,000	\$300,000	+ 3.4%
Average Sales Price*	\$339,127	\$316,600	- 6.6%	\$316,153	\$316,053	- 0.0%
Percent of List Price Received*	102.1%	99.7%	- 2.4%	102.3%	99.6%	- 2.6%
Inventory of Homes for Sale	45	31	- 31.1%	--	--	--
Months Supply of Inventory	0.9	0.9	0.0%	--	--	--

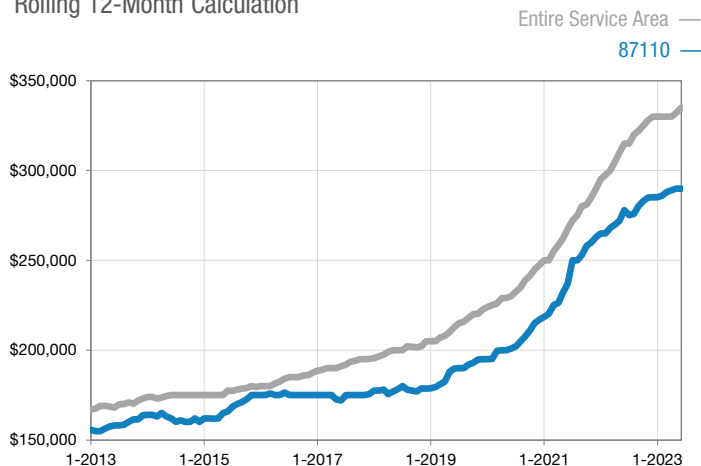
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
New Listings	8	9	+ 12.5%	32	25	- 21.9%
Pending Sales	7	3	- 57.1%	32	20	- 37.5%
Closed Sales	5	5	0.0%	27	19	- 29.6%
Days on Market Until Sale	8	4	- 50.0%	15	7	- 53.3%
Median Sales Price*	\$160,000	\$179,000	+ 11.9%	\$160,000	\$165,000	+ 3.1%
Average Sales Price*	\$164,900	\$190,500	+ 15.5%	\$187,521	\$173,811	- 7.3%
Percent of List Price Received*	102.3%	100.7%	- 1.6%	103.7%	99.3%	- 4.2%
Inventory of Homes for Sale	4	6	+ 50.0%	--	--	--
Months Supply of Inventory	0.8	1.5	+ 87.5%	--	--	--

* 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.

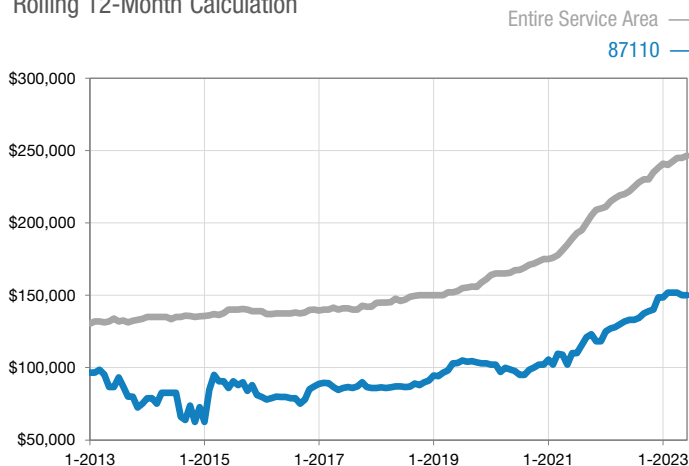
Median Sales Price - Single-Family Detached

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.