

# Local Market Update for June 2023

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



## 87112

Single-Family Detached	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
<b>Key Metrics</b>						
New Listings	63	<b>59</b>	- 6.3%	347	<b>234</b>	- 32.6%
Pending Sales	52	<b>44</b>	- 15.4%	305	<b>229</b>	- 24.9%
Closed Sales	53	<b>38</b>	- 28.3%	286	<b>222</b>	- 22.4%
Days on Market Until Sale	7	<b>19</b>	+ 171.4%	9	<b>22</b>	+ 144.4%
Median Sales Price*	\$310,000	<b>\$310,000</b>	0.0%	\$284,000	<b>\$295,000</b>	+ 3.9%
Average Sales Price*	\$336,715	<b>\$346,619</b>	+ 2.9%	\$309,720	<b>\$322,289</b>	+ 4.1%
Percent of List Price Received*	103.4%	<b>101.1%</b>	- 2.2%	103.1%	<b>99.6%</b>	- 3.4%
Inventory of Homes for Sale	48	<b>23</b>	- 52.1%	--	--	--
Months Supply of Inventory	0.9	<b>0.6</b>	- 33.3%	--	--	--

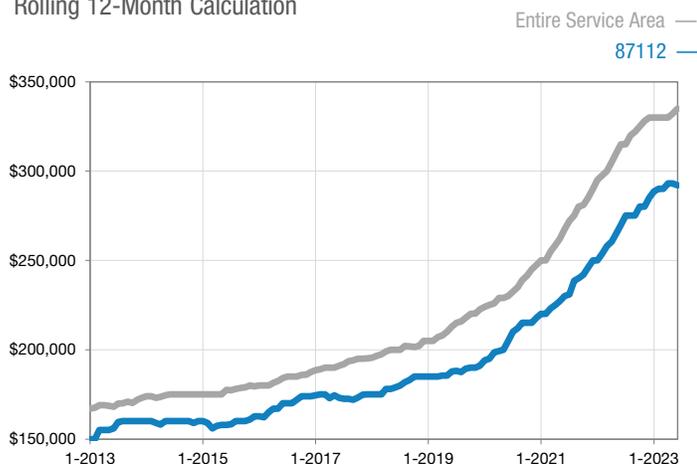
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
<b>Key Metrics</b>						
New Listings	1	<b>5</b>	+ 400.0%	34	<b>31</b>	- 8.8%
Pending Sales	4	<b>4</b>	0.0%	31	<b>27</b>	- 12.9%
Closed Sales	8	<b>4</b>	- 50.0%	30	<b>29</b>	- 3.3%
Days on Market Until Sale	5	<b>19</b>	+ 280.0%	5	<b>23</b>	+ 360.0%
Median Sales Price*	\$246,340	<b>\$261,500</b>	+ 6.2%	\$250,500	<b>\$247,000</b>	- 1.4%
Average Sales Price*	\$251,560	<b>\$285,875</b>	+ 13.6%	\$245,579	<b>\$234,463</b>	- 4.5%
Percent of List Price Received*	102.1%	<b>99.3%</b>	- 2.7%	103.1%	<b>100.6%</b>	- 2.4%
Inventory of Homes for Sale	2	<b>2</b>	0.0%	--	--	--
Months Supply of Inventory	0.3	<b>0.4</b>	+ 33.3%	--	--	--

\* 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.