Local Market Update for June 2023

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

gaar

Los Chavez – 740

North of I-25 Bypass, South of Miller Rd, East of I-25, West of Rio Grande River

Single-Family Detached

| Key Metrics	June 2022	June 2023	Percent Change	Year to Date Thru 6-2022	Year to Date Thru 6-2023	Percent Change
New Listings	2	3	+ 50.0%	33	34	+ 3.0%
Pending Sales	2	4	+ 100.0%	48	21	- 56.3%
Closed Sales	8	5	- 37.5%	56	18	- 67.9%
Days on Market Until Sale	41	47	+ 14.6%	34	32	- 5.9%
Median Sales Price*	$283,400	$260,000	- 8.3%	$283,900	$257,500	- 9.3%
Average Sales Price*	$280,038	$258,600	- 7.7%	$318,779	$287,583	- 9.8%
Percent of List Price Received*	99.4%	97.5%	- 1.9%	99.7%	98.9%	- 0.8%
Inventory of Homes for Sale	7	12	+ 71.4%	--	--	--
Months Supply of Inventory	1.0	4.0	+ 300.0%	--	--	--

* 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

Key Metrics	June 2022	June 2023	Percent Change	Year to Date Thru 6-2022	Year to Date Thru 6-2023	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
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

Entire Service Area —
Los Chavez – 740 —
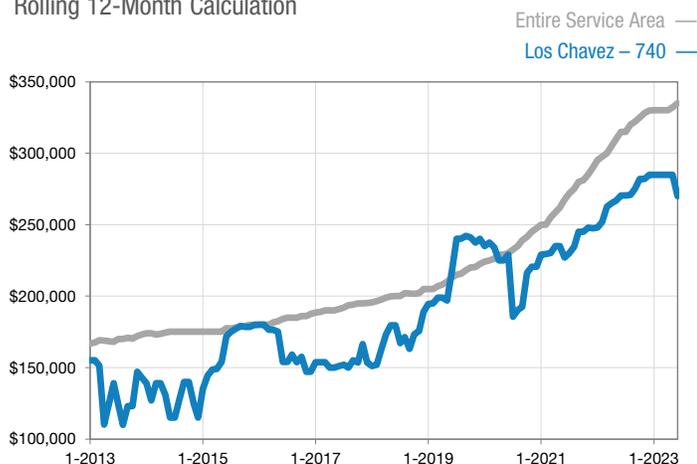
Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
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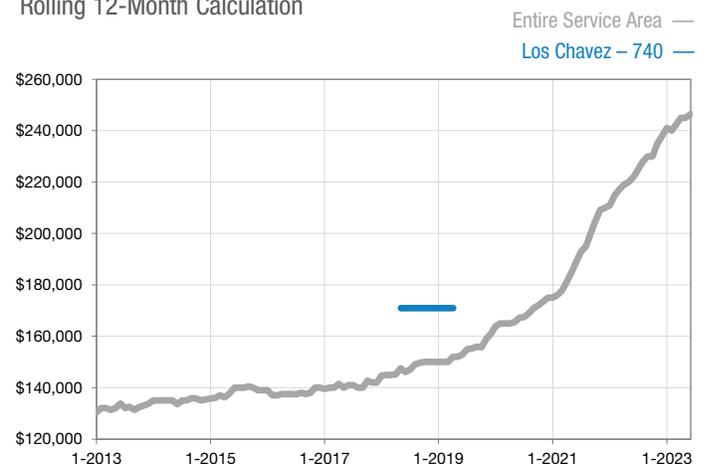
A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.