

Local Market Update for June 2023

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



87124

Single-Family Detached	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
Key Metrics						
New Listings	133	85	- 36.1%	563	424	- 24.7%
Pending Sales	92	77	- 16.3%	466	379	- 18.7%
Closed Sales	77	71	- 7.8%	441	344	- 22.0%
Days on Market Until Sale	7	17	+ 142.9%	11	29	+ 163.6%
Median Sales Price*	\$328,690	\$360,000	+ 9.5%	\$325,000	\$350,000	+ 7.7%
Average Sales Price*	\$348,674	\$394,699	+ 13.2%	\$354,565	\$390,145	+ 10.0%
Percent of List Price Received*	101.9%	100.9%	- 1.0%	102.5%	99.8%	- 2.6%
Inventory of Homes for Sale	107	73	- 31.8%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.4%	--	--	--

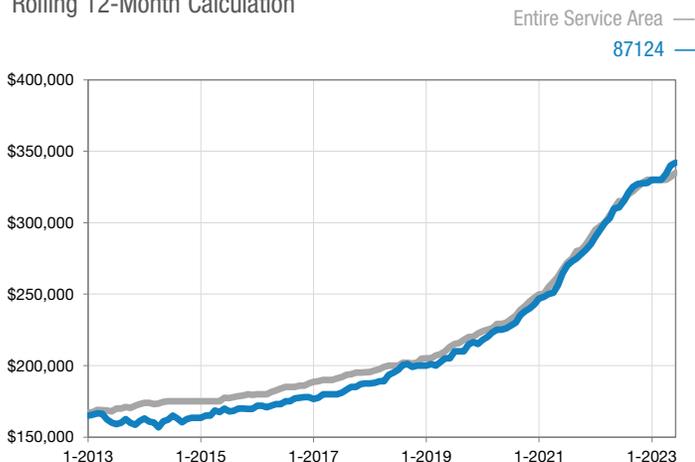
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
Key Metrics						
New Listings	8	10	+ 25.0%	43	41	- 4.7%
Pending Sales	5	9	+ 80.0%	41	38	- 7.3%
Closed Sales	6	6	0.0%	38	33	- 13.2%
Days on Market Until Sale	7	6	- 14.3%	9	15	+ 66.7%
Median Sales Price*	\$261,250	\$237,500	- 9.1%	\$198,000	\$260,000	+ 31.3%
Average Sales Price*	\$227,083	\$226,833	- 0.1%	\$211,993	\$242,055	+ 14.2%
Percent of List Price Received*	106.3%	104.3%	- 1.9%	102.3%	100.8%	- 1.5%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	0.9	0.7	- 22.2%	--	--	--

* 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.

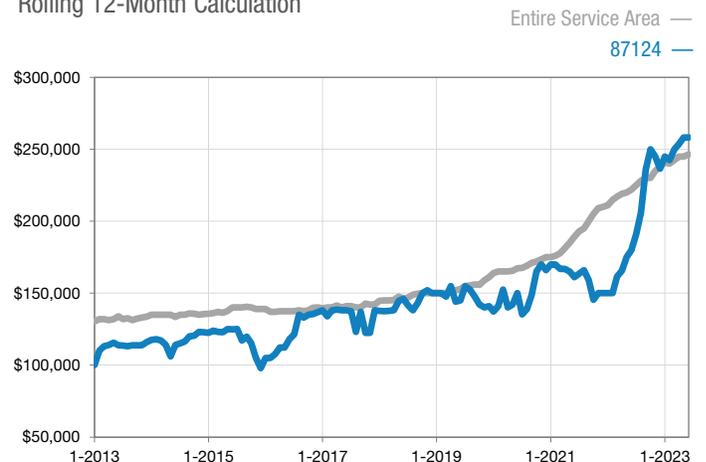
Median Sales Price - Single-Family Detached

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.