

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	63	59	- 6.3%	347	234	- 32.6%
Pending Sales	52	44	- 15.4%	305	229	- 24.9%
Closed Sales	53	38	- 28.3%	286	222	- 22.4%
Days on Market Until Sale	7	19	+ 171.4%	9	22	+ 144.4%
Median Sales Price*	\$310,000	\$310,000	0.0%	\$284,000	\$295,000	+ 3.9%
Average Sales Price*	\$336,715	\$346,619	+ 2.9%	\$309,720	\$322,289	+ 4.1%
Percent of List Price Received*	103.4%	101.1%	- 2.2%	103.1%	99.6%	- 3.4%
Inventory of Homes for Sale	48	23	- 52.1%	--	--	--
Months Supply of Inventory	0.9	0.6	- 33.3%	--	--	--

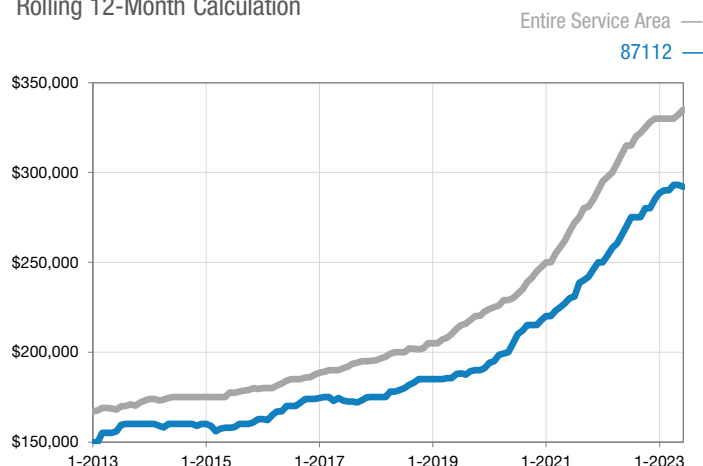
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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

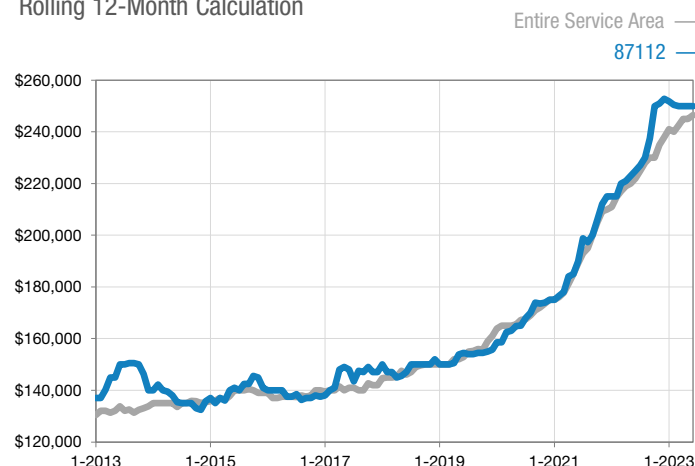
Median Sales Price - Single-Family Detached

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.