

Local Market Update for June 2023

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



South of I-40 – 230

South of Tijeras, North of CR A072, West of Valencia / Torrance County Line, East of Sandia Mountains

| Single-Family Detached | June | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2022 | 2023 | Percent Change | Thru 6-2022 | Thru 6-2023 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 5 | 5 | 0.0% | 38 | 31 | - 18.4% |
| Pending Sales | 5 | 2 | - 60.0% | 36 | 19 | - 47.2% |
| Closed Sales | 4 | 7 | + 75.0% | 37 | 17 | - 54.1% |
| Days on Market Until Sale | 17 | 23 | + 35.3% | 30 | 29 | - 3.3% |
| Median Sales Price* | \$419,000 | \$415,000 | - 1.0% | \$365,000 | \$405,000 | + 11.0% |
| Average Sales Price* | \$420,750 | \$473,143 | + 12.5% | \$389,286 | \$432,882 | + 11.2% |
| Percent of List Price Received* | 98.6% | 99.2% | + 0.6% | 98.7% | 99.0% | + 0.3% |
| Inventory of Homes for Sale | 9 | 9 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | 1.3 | 2.3 | + 76.9% | -- | -- | -- |

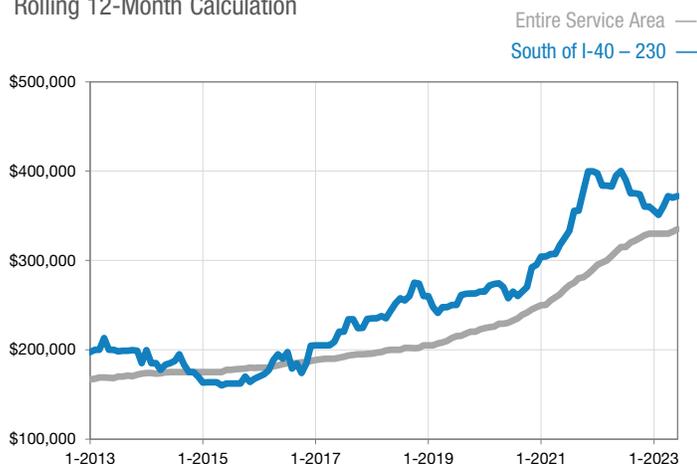
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | June | | | Year to Date | | |
|---------------------------------|------|------|----------------|--------------|-------------|----------------|
| | 2022 | 2023 | Percent Change | Thru 6-2022 | Thru 6-2023 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 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.

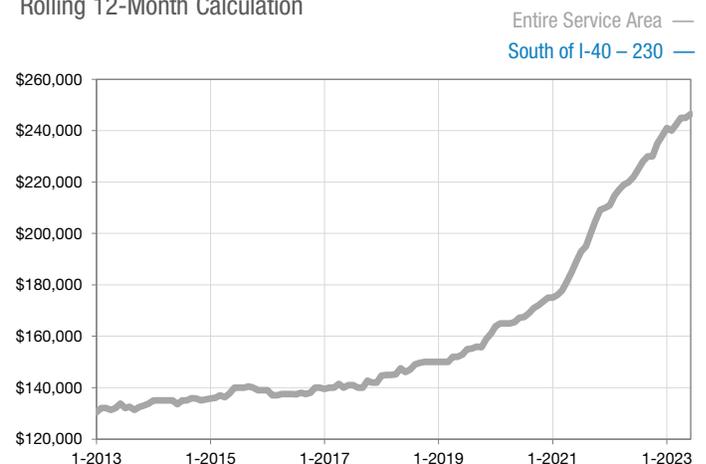
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.