

Local Market Update for June 2023

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



87122

Single-Family Detached	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
Key Metrics						
New Listings	35	32	- 8.6%	193	150	- 22.3%
Pending Sales	27	22	- 18.5%	157	122	- 22.3%
Closed Sales	36	27	- 25.0%	143	116	- 18.9%
Days on Market Until Sale	13	26	+ 100.0%	15	25	+ 66.7%
Median Sales Price*	\$617,500	\$710,000	+ 15.0%	\$680,000	\$705,000	+ 3.7%
Average Sales Price*	\$716,355	\$759,833	+ 6.1%	\$765,549	\$773,798	+ 1.1%
Percent of List Price Received*	101.8%	99.3%	- 2.5%	101.8%	99.0%	- 2.8%
Inventory of Homes for Sale	33	32	- 3.0%	--	--	--
Months Supply of Inventory	1.2	1.7	+ 41.7%	--	--	--

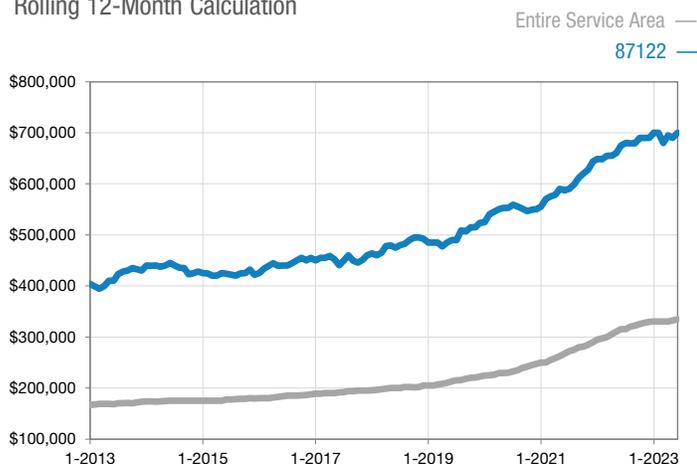
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
Key Metrics						
New Listings	0	1	--	3	4	+ 33.3%
Pending Sales	0	0	0.0%	3	3	0.0%
Closed Sales	0	1	--	4	4	0.0%
Days on Market Until Sale	--	2	--	2	4	+ 100.0%
Median Sales Price*	--	\$335,000	--	\$354,000	\$317,950	- 10.2%
Average Sales Price*	--	\$335,000	--	\$313,250	\$363,975	+ 16.2%
Percent of List Price Received*	--	111.7%	--	110.2%	110.6%	+ 0.4%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	0.7	--	--	--	--

* 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.

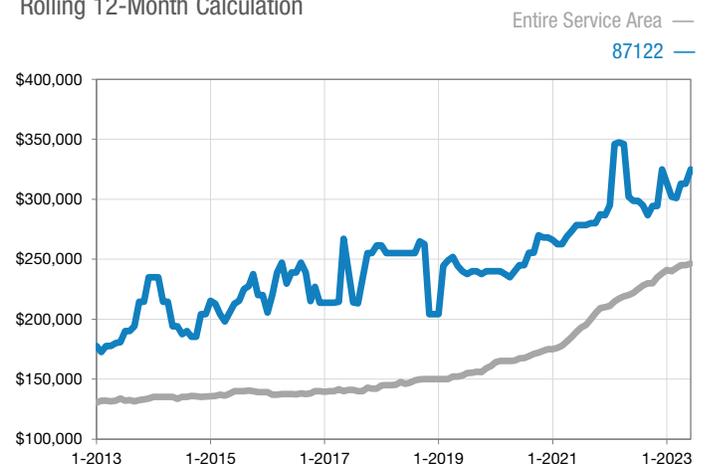
Median Sales Price - Single-Family Detached

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.