

# Local Market Update for June 2023

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



## 87031

| Single-Family Detached          | June      |                  |                | Year to Date |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
|                                 | 2022      | 2023             | Percent Change | Thru 6-2022  | Thru 6-2023      | Percent Change |
| <b>Key Metrics</b>              |           |                  |                |              |                  |                |
| New Listings                    | 67        | 56               | - 16.4%        | 362          | 426              | + 17.7%        |
| Pending Sales                   | 39        | 61               | + 56.4%        | 292          | 363              | + 24.3%        |
| Closed Sales                    | 46        | 61               | + 32.6%        | 288          | 301              | + 4.5%         |
| Days on Market Until Sale       | 22        | 56               | + 154.5%       | 24           | 52               | + 116.7%       |
| Median Sales Price*             | \$292,500 | <b>\$290,990</b> | - 0.5%         | \$286,000    | <b>\$299,990</b> | + 4.9%         |
| Average Sales Price*            | \$331,105 | <b>\$314,130</b> | - 5.1%         | \$313,382    | <b>\$314,150</b> | + 0.2%         |
| Percent of List Price Received* | 100.2%    | <b>99.4%</b>     | - 0.8%         | 100.4%       | <b>99.2%</b>     | - 1.2%         |
| Inventory of Homes for Sale     | 107       | 126              | + 17.8%        | --           | --               | --             |
| Months Supply of Inventory      | 2.1       | 2.7              | + 28.6%        | --           | --               | --             |

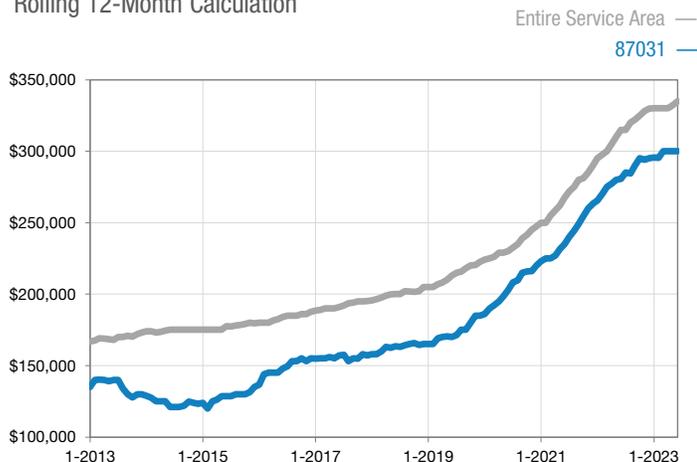
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached          | June      |      |                | Year to Date |                  |                |
|---------------------------------|-----------|------|----------------|--------------|------------------|----------------|
|                                 | 2022      | 2023 | Percent Change | Thru 6-2022  | Thru 6-2023      | Percent Change |
| <b>Key Metrics</b>              |           |      |                |              |                  |                |
| New Listings                    | 2         | 0    | - 100.0%       | 10           | 5                | - 50.0%        |
| Pending Sales                   | 1         | 0    | - 100.0%       | 10           | 3                | - 70.0%        |
| Closed Sales                    | 3         | 0    | - 100.0%       | 10           | 3                | - 70.0%        |
| Days on Market Until Sale       | 4         | --   | --             | 6            | 1                | - 83.3%        |
| Median Sales Price*             | \$209,700 | --   | --             | \$203,750    | <b>\$215,000</b> | + 5.5%         |
| Average Sales Price*            | \$209,067 | --   | --             | \$203,020    | <b>\$216,667</b> | + 6.7%         |
| Percent of List Price Received* | 106.3%    | --   | --             | 107.1%       | <b>104.1%</b>    | - 2.8%         |
| Inventory of Homes for Sale     | 1         | 1    | 0.0%           | --           | --               | --             |
| Months Supply of Inventory      | 0.4       | 0.7  | + 75.0%        | --           | --               | --             |

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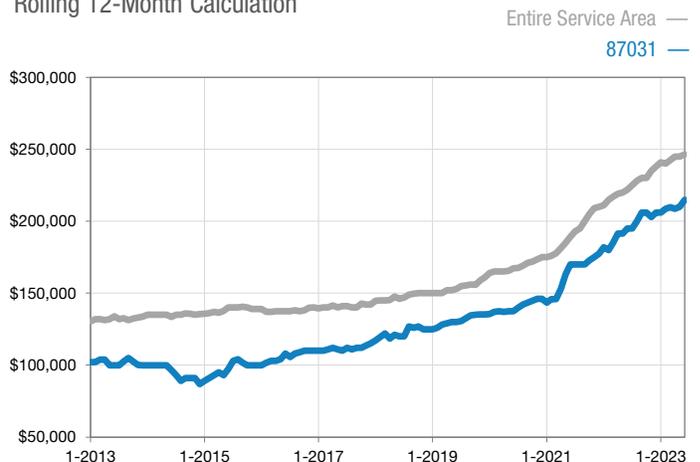
### Median Sales Price - Single-Family Detached

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.