

Local Market Update for June 2023

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



87120

Single-Family Detached	June			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
New Listings	130	90	- 30.8%	625	464	- 25.8%
Pending Sales	94	84	- 10.6%	531	390	- 26.6%
Closed Sales	111	70	- 36.9%	526	348	- 33.8%
Days on Market Until Sale	10	19	+ 90.0%	14	24	+ 71.4%
Median Sales Price*	\$351,000	\$367,500	+ 4.7%	\$350,000	\$360,000	+ 2.9%
Average Sales Price*	\$393,873	\$413,357	+ 4.9%	\$398,952	\$398,101	- 0.2%
Percent of List Price Received*	102.5%	100.3%	- 2.1%	102.4%	100.1%	- 2.2%
Inventory of Homes for Sale	102	87	- 14.7%	--	--	--
Months Supply of Inventory	1.1	1.3	+ 18.2%	--	--	--

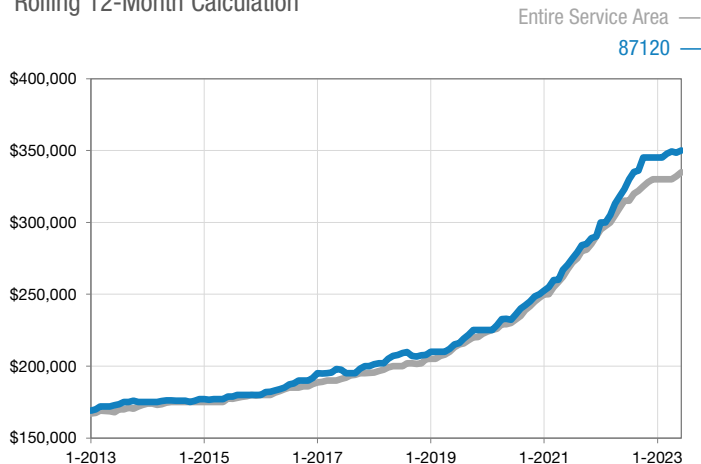
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
New Listings	17	15	- 11.8%	81	61	- 24.7%
Pending Sales	18	16	- 11.1%	73	65	- 11.0%
Closed Sales	14	8	- 42.9%	72	58	- 19.4%
Days on Market Until Sale	7	6	- 14.3%	6	22	+ 266.7%
Median Sales Price*	\$225,750	\$243,500	+ 7.9%	\$226,750	\$245,000	+ 8.0%
Average Sales Price*	\$242,286	\$251,875	+ 4.0%	\$249,417	\$275,130	+ 10.3%
Percent of List Price Received*	103.5%	101.5%	- 1.9%	103.9%	100.0%	- 3.8%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	0.4	0.4	0.0%	--	--	--

* 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.

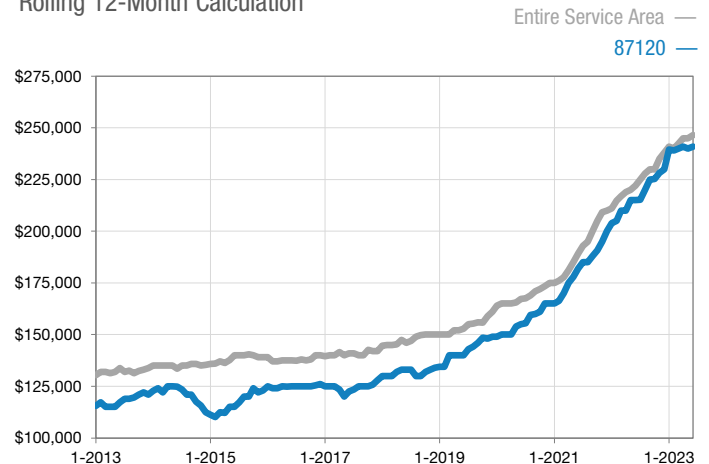
Median Sales Price - Single-Family Detached

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.