Local Market Update for June 2023

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

gaar

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Single-Family Detached

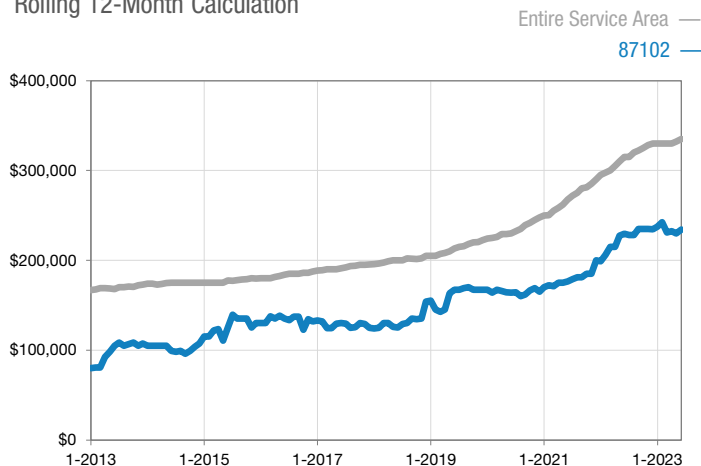| Key Metrics	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
New Listings	13	9	- 30.8%	100	82	- 18.0%
Pending Sales	11	13	+ 18.2%	80	75	- 6.3%
Closed Sales	14	10	- 28.6%	71	68	- 4.2%
Days on Market Until Sale	18	9	- 50.0%	12	30	+ 150.0%
Median Sales Price*	$217,500	$245,000	+ 12.6%	$239,900	$239,500	- 0.2%
Average Sales Price*	$237,143	$282,416	+ 19.1%	$255,399	$269,094	+ 5.4%
Percent of List Price Received*	102.3%	102.0%	- 0.3%	103.6%	99.2%	- 4.2%
Inventory of Homes for Sale	22	8	- 63.6%	--	--	--
Months Supply of Inventory	1.7	0.8	- 52.9%	--	--	--

* 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

Key Metrics	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
New Listings	7	10	+ 42.9%	37	38	+ 2.7%
Pending Sales	2	6	+ 200.0%	32	32	0.0%
Closed Sales	7	6	- 14.3%	35	29	- 17.1%
Days on Market Until Sale	19	62	+ 226.3%	13	35	+ 169.2%
Median Sales Price*	$250,000	$329,500	+ 31.8%	$257,500	$280,000	+ 8.7%
Average Sales Price*	$260,641	$329,750	+ 26.5%	$270,609	$282,759	+ 4.5%
Percent of List Price Received*	97.4%	99.9%	+ 2.6%	100.0%	98.7%	- 1.3%
Inventory of Homes for Sale	10	11	+ 10.0%	--	--	--
Months Supply of Inventory	1.6	2.4	+ 50.0%	--	--	--

* 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.
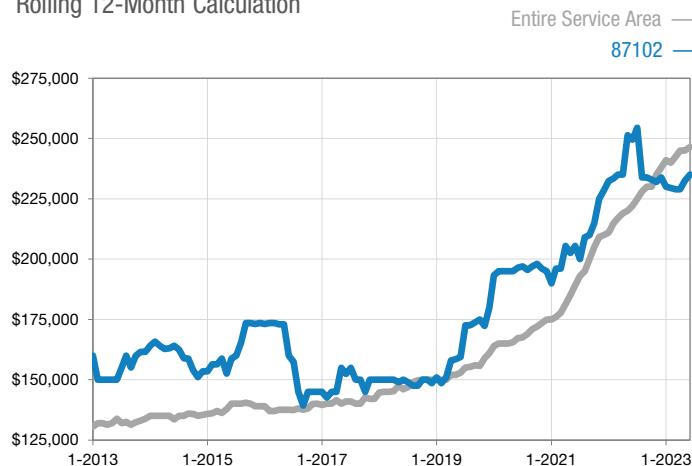
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
87102 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
87102 —

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.