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

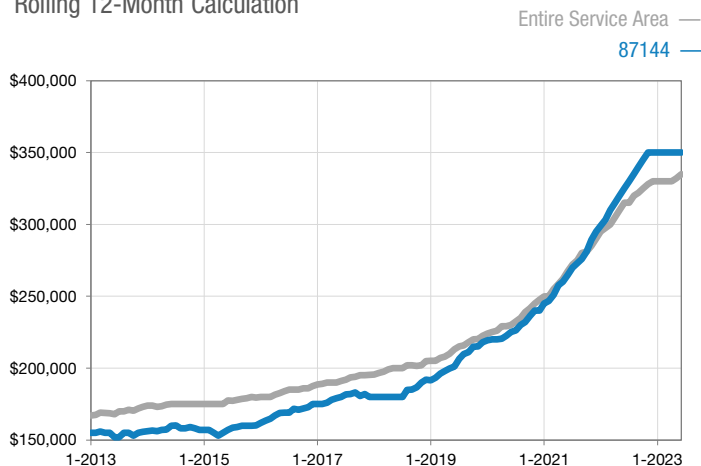| Key Metrics	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
New Listings	133	109	- 18.0%	692	601	- 13.2%
Pending Sales	103	91	- 11.7%	571	532	- 6.8%
Closed Sales	118	99	- 16.1%	594	483	- 18.7%
Days on Market Until Sale	10	28	+ 180.0%	16	38	+ 137.5%
Median Sales Price*	$361,300	$375,000	+ 3.8%	$350,000	$350,000	0.0%
Average Sales Price*	$370,091	$405,419	+ 9.5%	$370,464	$386,092	+ 4.2%
Percent of List Price Received*	101.9%	99.4%	- 2.5%	101.9%	99.6%	- 2.3%
Inventory of Homes for Sale	146	135	- 7.5%	--	--	--
Months Supply of Inventory	1.4	1.6	+ 14.3%	--	--	--

* 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	0	1	--	2	1	- 50.0%
Pending Sales	0	1	--	1	1	0.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	--	--	--	2	--	--
Median Sales Price*	--	--	--	$265,000	--	--
Average Sales Price*	--	--	--	$265,000	--	--
Percent of List Price Received*	--	--	--	104.0%	--	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	--	--	--	--	--

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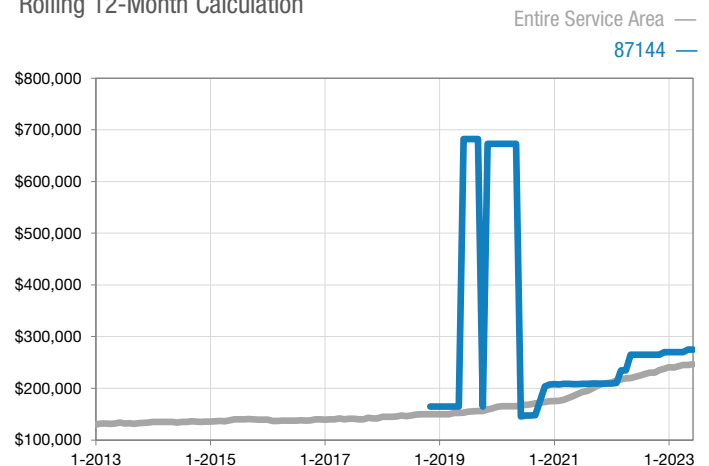
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
87144 —

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

Entire Service Area —
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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.

Current as of July 5, 2023. All data from the Southwest Multiple Listing Service. Report © 2023 ShowingTime.