

Local Market Update for June 2023

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



Downtown Area – 80

East of Rio Grande River, South of I-40, East of I-25, North of Cesar Chavez

Single-Family Detached	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
Key Metrics						
New Listings	18	12	- 33.3%	120	86	- 28.3%
Pending Sales	14	10	- 28.6%	98	79	- 19.4%
Closed Sales	12	15	+ 25.0%	92	74	- 19.6%
Days on Market Until Sale	9	25	+ 177.8%	15	35	+ 133.3%
Median Sales Price*	\$260,000	\$315,000	+ 21.2%	\$292,500	\$286,925	- 1.9%
Average Sales Price*	\$320,138	\$483,718	+ 51.1%	\$343,680	\$351,231	+ 2.2%
Percent of List Price Received*	103.4%	101.0%	- 2.3%	102.9%	98.8%	- 4.0%
Inventory of Homes for Sale	25	12	- 52.0%	--	--	--
Months Supply of Inventory	1.6	1.0	- 37.5%	--	--	--

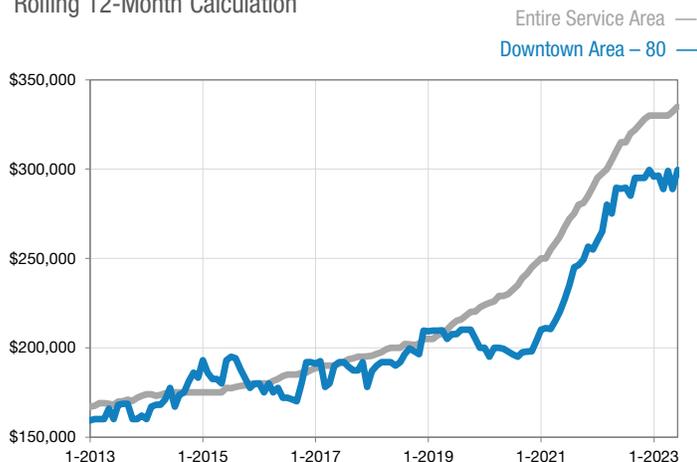
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
Key Metrics						
New Listings	7	12	+ 71.4%	48	53	+ 10.4%
Pending Sales	3	9	+ 200.0%	44	46	+ 4.5%
Closed Sales	10	8	- 20.0%	48	42	- 12.5%
Days on Market Until Sale	14	50	+ 257.1%	15	29	+ 93.3%
Median Sales Price*	\$256,250	\$332,250	+ 29.7%	\$268,750	\$321,500	+ 19.6%
Average Sales Price*	\$264,249	\$334,813	+ 26.7%	\$282,361	\$309,716	+ 9.7%
Percent of List Price Received*	99.1%	100.1%	+ 1.0%	100.4%	98.6%	- 1.8%
Inventory of Homes for Sale	10	12	+ 20.0%	--	--	--
Months Supply of Inventory	1.2	1.9	+ 58.3%	--	--	--

* 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.

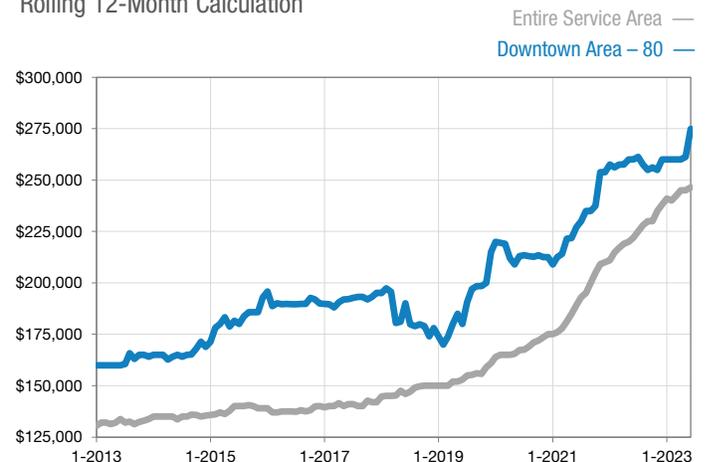
Median Sales Price - Single-Family Detached

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.