

Local Market Update for June 2023

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



UNM – 40

East of I-25, South of I-40, West of San Mateo Blvd NE, North of Central Ave

Single-Family Detached	June			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
New Listings	31	20	- 35.5%	128	107	- 16.4%
Pending Sales	12	18	+ 50.0%	97	90	- 7.2%
Closed Sales	13	16	+ 23.1%	93	76	- 18.3%
Days on Market Until Sale	7	24	+ 242.9%	10	18	+ 80.0%
Median Sales Price*	\$434,990	\$451,250	+ 3.7%	\$365,000	\$388,250	+ 6.4%
Average Sales Price*	\$482,648	\$488,662	+ 1.2%	\$418,751	\$426,675	+ 1.9%
Percent of List Price Received*	104.5%	99.8%	- 4.5%	103.7%	99.6%	- 4.0%
Inventory of Homes for Sale	27	18	- 33.3%	--	--	--
Months Supply of Inventory	1.3	1.3	0.0%	--	--	--

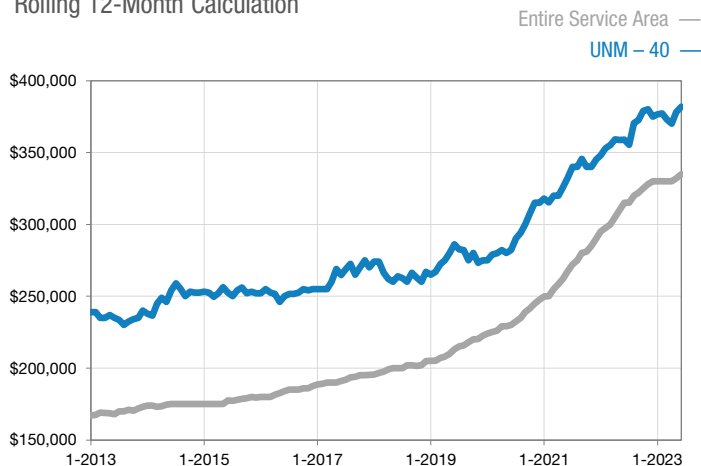
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
New Listings	2	0	- 100.0%	11	12	+ 9.1%
Pending Sales	0	0	0.0%	5	7	+ 40.0%
Closed Sales	0	1	--	5	6	+ 20.0%
Days on Market Until Sale	--	3	--	5	3	- 40.0%
Median Sales Price*	--	\$330,000	--	\$400,000	\$322,500	- 19.4%
Average Sales Price*	--	\$330,000	--	\$355,690	\$296,483	- 16.6%
Percent of List Price Received*	--	101.5%	--	96.5%	104.0%	+ 7.8%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	1.1	2.7	+ 145.5%	--	--	--

* 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.

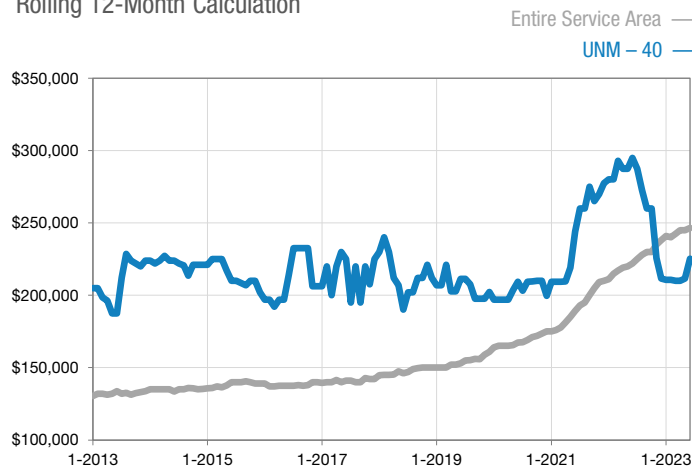
Median Sales Price - Single-Family Detached

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.