

Local Market Update for August 2023

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



87008

Single-Family Detached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	2	4	+ 100.0%	41	29	- 29.3%
Pending Sales	6	5	- 16.7%	36	20	- 44.4%
Closed Sales	3	3	0.0%	35	17	- 51.4%
Days on Market Until Sale	15	18	+ 20.0%	26	22	- 15.4%
Median Sales Price*	\$417,800	\$385,000	- 7.9%	\$417,800	\$410,000	- 1.9%
Average Sales Price*	\$369,267	\$378,333	+ 2.5%	\$428,609	\$455,788	+ 6.3%
Percent of List Price Received*	89.3%	100.2%	+ 12.2%	99.2%	99.5%	+ 0.3%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	1.2	2.4	+ 100.0%	--	--	--

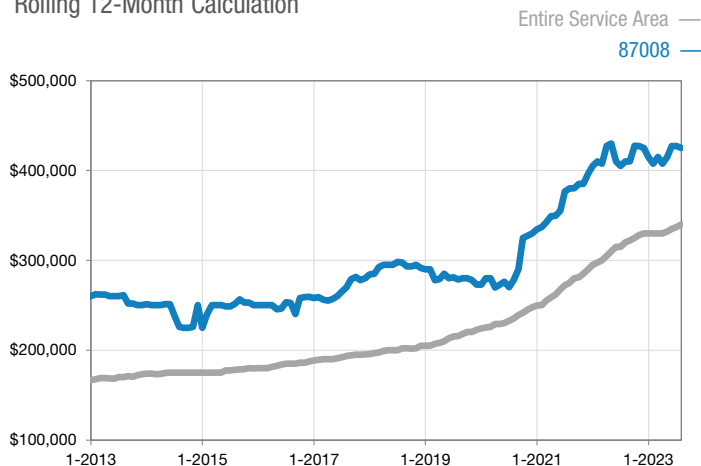
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

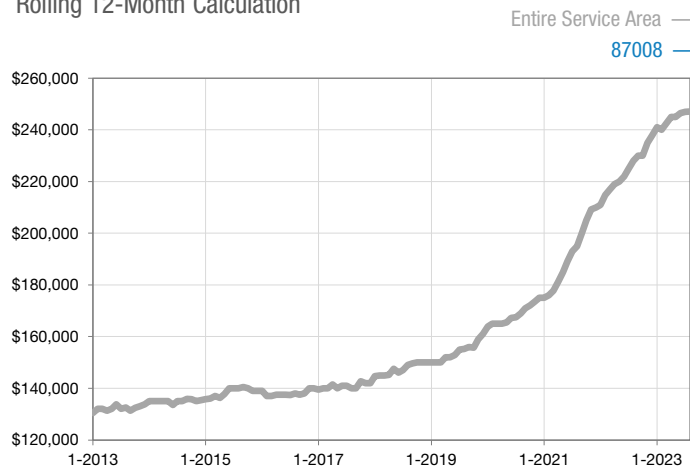
Median Sales Price - Single-Family Detached

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.