

Local Market Update for August 2023

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



Southwest Heights – 92

East of Cancito Reservation, South of Central Ave, West of Coors Blvd SW, North of Dennis Chavez Blvd

Single-Family Detached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	84	84	0.0%	620	448	- 27.7%
Pending Sales	66	74	+ 12.1%	529	416	- 21.4%
Closed Sales	81	41	- 49.4%	511	372	- 27.2%
Days on Market Until Sale	10	10	0.0%	8	17	+ 112.5%
Median Sales Price*	\$265,000	\$269,678	+ 1.8%	\$252,000	\$265,000	+ 5.2%
Average Sales Price*	\$269,502	\$276,239	+ 2.5%	\$256,269	\$271,268	+ 5.9%
Percent of List Price Received*	101.4%	101.1%	- 0.3%	102.2%	100.5%	- 1.7%
Inventory of Homes for Sale	72	50	- 30.6%	--	--	--
Months Supply of Inventory	1.1	1.0	- 9.1%	--	--	--

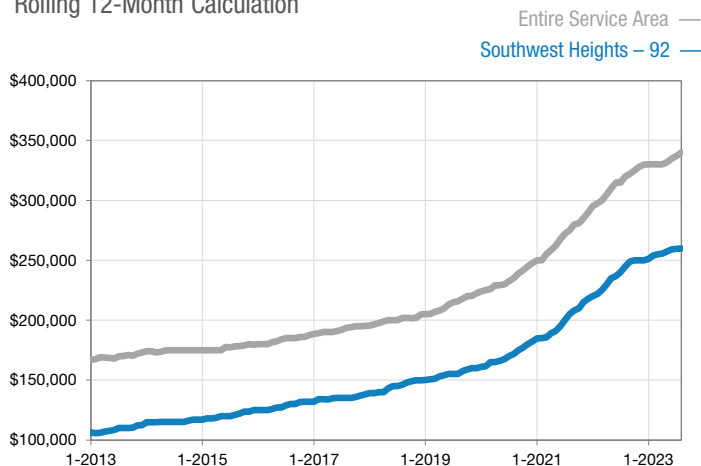
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	1	0	- 100.0%	11	5	- 54.5%
Pending Sales	1	0	- 100.0%	13	8	- 38.5%
Closed Sales	2	1	- 50.0%	12	7	- 41.7%
Days on Market Until Sale	11	40	+ 263.6%	6	23	+ 283.3%
Median Sales Price*	\$162,500	\$204,000	+ 25.5%	\$176,500	\$204,000	+ 15.6%
Average Sales Price*	\$162,500	\$204,000	+ 25.5%	\$184,750	\$213,429	+ 15.5%
Percent of List Price Received*	100.0%	110.3%	+ 10.3%	103.9%	102.3%	- 1.5%
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.

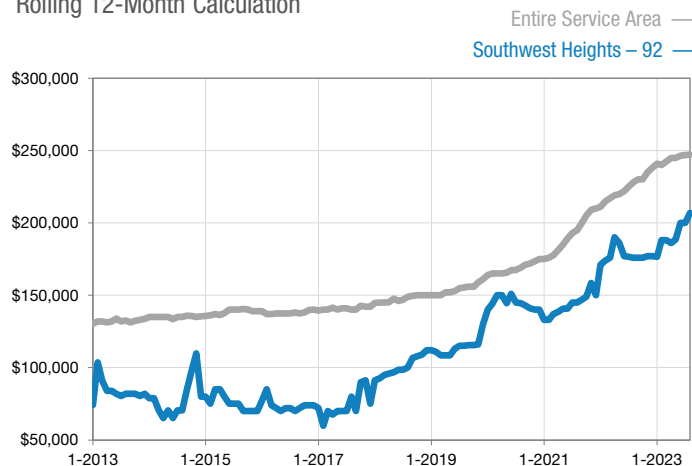
Median Sales Price - Single-Family Detached

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.