

# Local Market Update for August 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	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	21	18	- 14.3%	173	153	- 11.6%
Pending Sales	12	20	+ 66.7%	133	128	- 3.8%
Closed Sales	24	25	+ 4.2%	137	120	- 12.4%
Days on Market Until Sale	13	12	- 7.7%	11	16	+ 45.5%
Median Sales Price*	\$379,000	\$430,021	+ 13.5%	\$375,000	\$406,000	+ 8.3%
Average Sales Price*	\$437,313	\$442,063	+ 1.1%	\$416,817	\$437,962	+ 5.1%
Percent of List Price Received*	99.6%	100.0%	+ 0.4%	102.3%	99.7%	- 2.5%
Inventory of Homes for Sale	29	20	- 31.0%	--	--	--
Months Supply of Inventory	1.6	1.4	- 12.5%	--	--	--

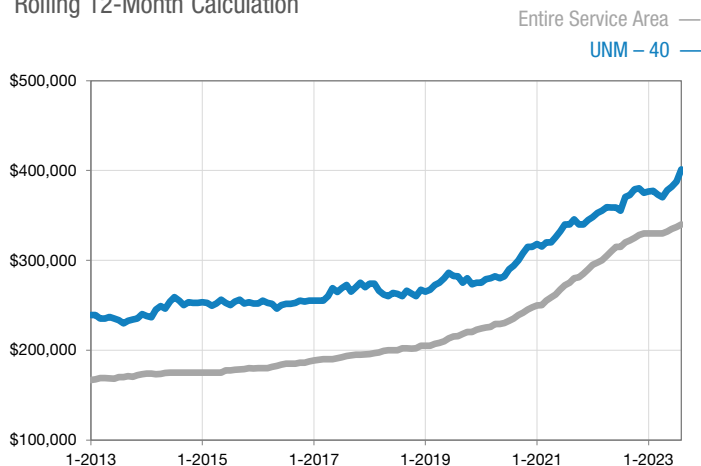
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	2	1	- 50.0%	13	14	+ 7.7%
Pending Sales	2	0	- 100.0%	7	8	+ 14.3%
Closed Sales	2	1	- 50.0%	8	8	0.0%
Days on Market Until Sale	44	4	- 90.9%	15	5	- 66.7%
Median Sales Price*	\$195,000	\$335,000	+ 71.8%	\$235,750	\$330,000	+ 40.0%
Average Sales Price*	\$195,000	\$335,000	+ 71.8%	\$297,494	\$305,488	+ 2.7%
Percent of List Price Received*	96.8%	103.1%	+ 6.5%	97.1%	103.0%	+ 6.1%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	0.8	2.9	+ 262.5%	--	--	--

\* 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.

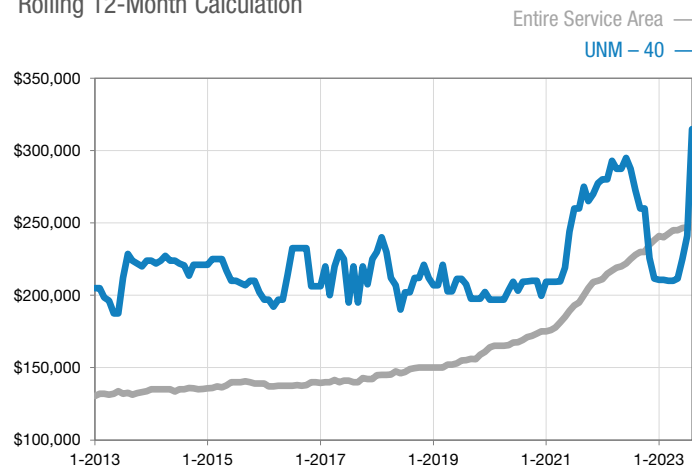
### Median Sales Price - Single-Family Detached

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.