

Local Market Update for August 2023

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



Valley Farms – 91

East of Coors Blvd SW, South of Rio Bravo Blvd SW, West / North of I-25

Single-Family Detached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	11	3	- 72.7%	104	65	- 37.5%
Pending Sales	11	4	- 63.6%	64	60	- 6.3%
Closed Sales	10	10	0.0%	62	54	- 12.9%
Days on Market Until Sale	22	42	+ 90.9%	21	36	+ 71.4%
Median Sales Price*	\$270,000	\$483,000	+ 78.9%	\$277,500	\$303,500	+ 9.4%
Average Sales Price*	\$269,546	\$464,390	+ 72.3%	\$346,228	\$364,941	+ 5.4%
Percent of List Price Received*	99.6%	97.0%	- 2.6%	99.7%	98.3%	- 1.4%
Inventory of Homes for Sale	32	8	- 75.0%	--	--	--
Months Supply of Inventory	4.0	1.1	- 72.5%	--	--	--

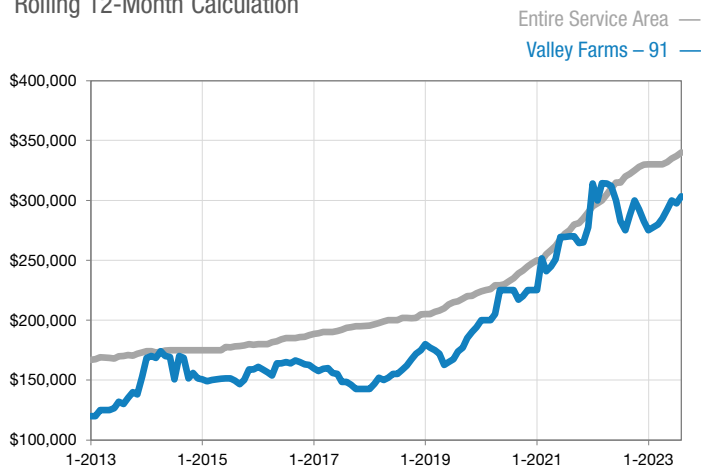
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	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.

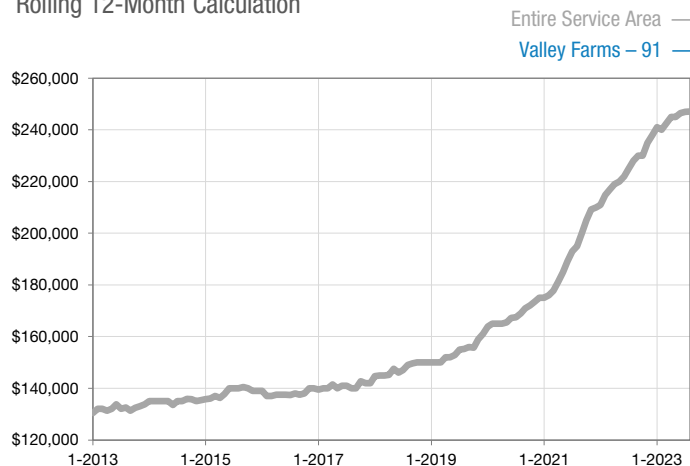
Median Sales Price - Single-Family Detached

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.