

# Local Market Update for August 2023

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



## 87112

Single-Family Detached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	45	64	+ 42.2%	456	352	- 22.8%
Pending Sales	49	56	+ 14.3%	402	332	- 17.4%
Closed Sales	55	42	- 23.6%	396	306	- 22.7%
Days on Market Until Sale	9	7	- 22.2%	9	18	+ 100.0%
Median Sales Price*	\$272,000	\$318,500	+ 17.1%	\$285,000	\$300,000	+ 5.3%
Average Sales Price*	\$307,741	\$327,300	+ 6.4%	\$310,283	\$328,808	+ 6.0%
Percent of List Price Received*	100.3%	101.4%	+ 1.1%	102.3%	100.0%	- 2.2%
Inventory of Homes for Sale	41	34	- 17.1%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 12.5%	--	--	--

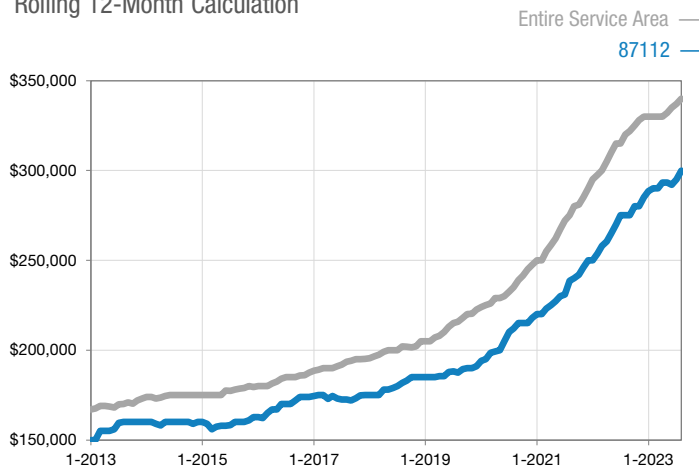
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	6	9	+ 50.0%	49	44	- 10.2%
Pending Sales	5	5	0.0%	43	35	- 18.6%
Closed Sales	6	4	- 33.3%	43	40	- 7.0%
Days on Market Until Sale	11	3	- 72.7%	6	19	+ 216.7%
Median Sales Price*	\$264,000	\$240,000	- 9.1%	\$255,000	\$246,000	- 3.5%
Average Sales Price*	\$269,667	\$260,000	- 3.6%	\$253,113	\$236,861	- 6.4%
Percent of List Price Received*	102.3%	102.1%	- 0.2%	102.7%	100.8%	- 1.9%
Inventory of Homes for Sale	5	7	+ 40.0%	--	--	--
Months Supply of Inventory	0.8	1.5	+ 87.5%	--	--	--

\* 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.

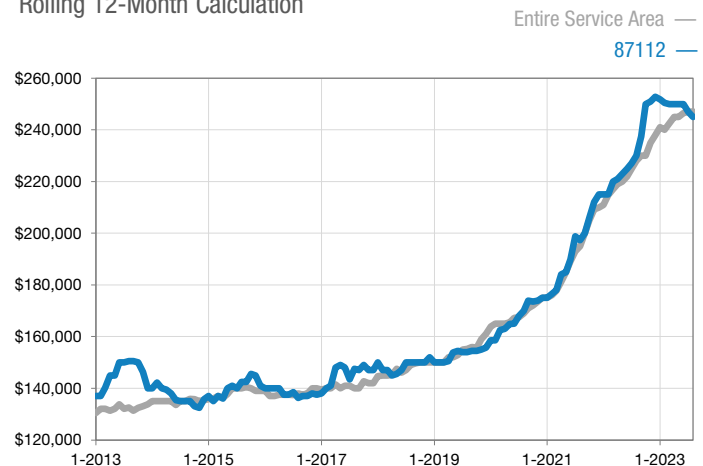
### Median Sales Price - Single-Family Detached

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.