

# Local Market Update for August 2023

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



## 87122

Single-Family Detached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	28	23	- 17.9%	253	211	- 16.6%
Pending Sales	24	22	- 8.3%	199	174	- 12.6%
Closed Sales	21	27	+ 28.6%	191	170	- 11.0%
Days on Market Until Sale	26	26	0.0%	16	25	+ 56.3%
Median Sales Price*	\$649,000	<b>\$737,000</b>	+ 13.6%	\$673,000	<b>\$725,000</b>	+ 7.7%
Average Sales Price*	\$667,774	<b>\$820,068</b>	+ 22.8%	\$750,490	<b>\$803,522</b>	+ 7.1%
Percent of List Price Received*	97.8%	<b>99.3%</b>	+ 1.5%	101.4%	<b>99.0%</b>	- 2.4%
Inventory of Homes for Sale	40	30	- 25.0%	--	--	--
Months Supply of Inventory	1.6	1.5	- 6.3%	--	--	--

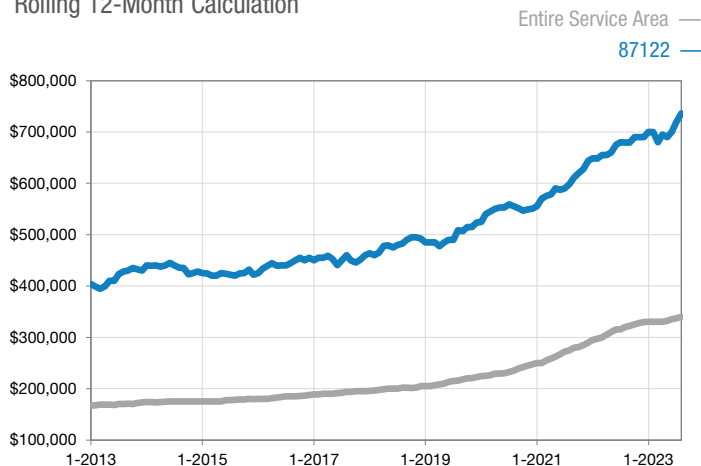
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	0	1	--	4	6	+ 50.0%
Pending Sales	0	0	0.0%	4	3	- 25.0%
Closed Sales	1	0	- 100.0%	5	4	- 20.0%
Days on Market Until Sale	0	--	--	2	4	+ 100.0%
Median Sales Price*	\$245,000	--	--	\$302,000	<b>\$317,950</b>	+ 5.3%
Average Sales Price*	\$245,000	--	--	\$299,600	<b>\$363,975</b>	+ 21.5%
Percent of List Price Received*	100.0%	--	--	108.1%	<b>110.6%</b>	+ 2.3%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	--	1.3	--	--	--	--

\* 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.

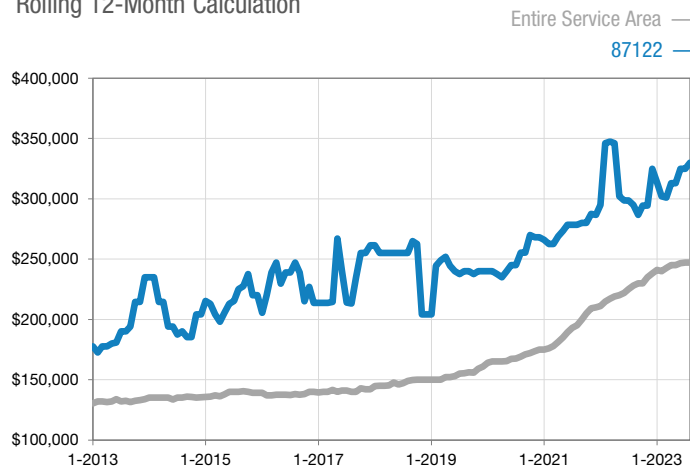
### Median Sales Price - Single-Family Detached

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.