

# Local Market Update for August 2023

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



## 87031

Single-Family Detached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	52	57	+ 9.6%	483	540	+ 11.8%
Pending Sales	41	71	+ 73.2%	372	482	+ 29.6%
Closed Sales	39	61	+ 56.4%	376	428	+ 13.8%
Days on Market Until Sale	21	55	+ 161.9%	23	54	+ 134.8%
Median Sales Price*	\$297,000	\$297,900	+ 0.3%	\$290,000	\$299,990	+ 3.4%
Average Sales Price*	\$304,643	\$318,055	+ 4.4%	\$314,590	\$318,160	+ 1.1%
Percent of List Price Received*	98.6%	98.5%	- 0.1%	100.2%	99.1%	- 1.1%
Inventory of Homes for Sale	131	105	- 19.8%	--	--	--
Months Supply of Inventory	2.8	2.1	- 25.0%	--	--	--

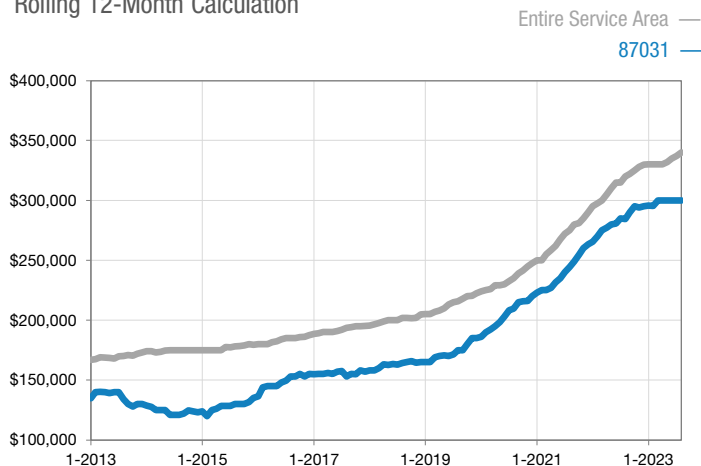
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	1	5	+ 400.0%	13	16	+ 23.1%
Pending Sales	1	2	+ 100.0%	12	10	- 16.7%
Closed Sales	0	4	--	11	7	- 36.4%
Days on Market Until Sale	--	2	--	6	1	- 83.3%
Median Sales Price*	--	\$251,500	--	\$205,900	\$245,000	+ 19.0%
Average Sales Price*	--	\$254,500	--	\$203,282	\$238,286	+ 17.2%
Percent of List Price Received*	--	102.5%	--	106.5%	103.2%	- 3.1%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.6	1.3	+ 116.7%	--	--	--

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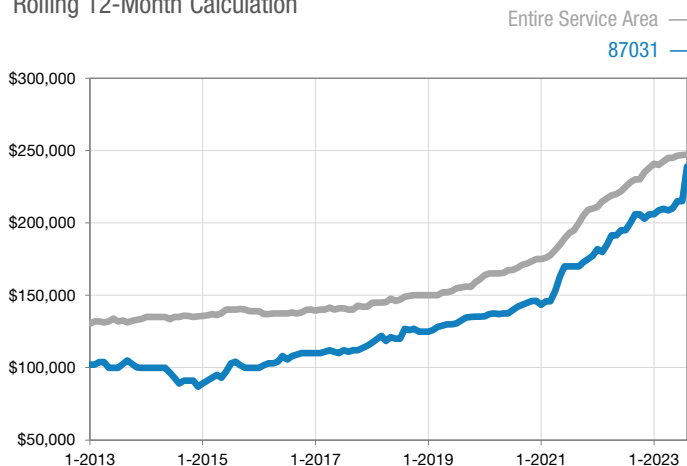
### Median Sales Price - Single-Family Detached

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.