

Local Market Update for August 2023

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



87048

Single-Family Detached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	7	15	+ 114.3%	117	88	- 24.8%
Pending Sales	10	13	+ 30.0%	83	80	- 3.6%
Closed Sales	14	14	0.0%	87	70	- 19.5%
Days on Market Until Sale	20	35	+ 75.0%	24	56	+ 133.3%
Median Sales Price*	\$732,500	\$796,500	+ 8.7%	\$715,000	\$707,500	- 1.0%
Average Sales Price*	\$754,393	\$861,964	+ 14.3%	\$786,257	\$802,414	+ 2.1%
Percent of List Price Received*	97.1%	97.9%	+ 0.8%	100.2%	97.5%	- 2.7%
Inventory of Homes for Sale	24	14	- 41.7%	--	--	--
Months Supply of Inventory	2.1	1.6	- 23.8%	--	--	--

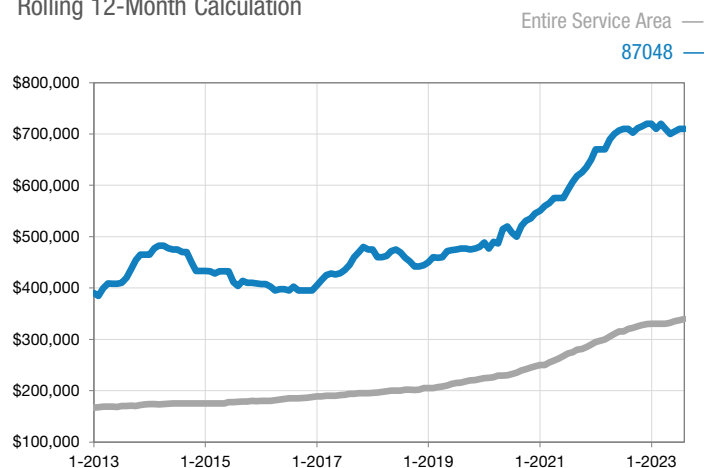
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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%	2	6	+ 200.0%
Pending Sales	0	1	--	2	4	+ 100.0%
Closed Sales	1	0	- 100.0%	2	4	+ 100.0%
Days on Market Until Sale	3	--	--	3	6	+ 100.0%
Median Sales Price*	\$360,000	--	--	\$400,000	\$417,500	+ 4.4%
Average Sales Price*	\$360,000	--	--	\$400,000	\$416,250	+ 4.1%
Percent of List Price Received*	112.5%	--	--	105.1%	99.6%	- 5.2%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	0.8	--	--	--	--

* 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



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.

Median Sales Price - Single-Family Attached

Rolling 12-Month Calculation

