

Local Market Update for August 2023

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



Adelino – 750

North of Manzano Expy, South of Patricio Dr / S Rio del Oro Loop, West of Rio Grande River to Manzano Mountains

Single-Family Detached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	0	1	--	6	17	+ 183.3%
Pending Sales	1	2	+ 100.0%	4	13	+ 225.0%
Closed Sales	1	3	+ 200.0%	7	10	+ 42.9%
Days on Market Until Sale	100	31	- 69.0%	72	32	- 55.6%
Median Sales Price*	\$389,000	\$277,000	- 28.8%	\$380,000	\$268,450	- 29.4%
Average Sales Price*	\$389,000	\$283,167	- 27.2%	\$348,107	\$282,740	- 18.8%
Percent of List Price Received*	100.0%	87.1%	- 12.9%	98.8%	93.9%	- 5.0%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	1.5	2.3	+ 53.3%	--	--	--

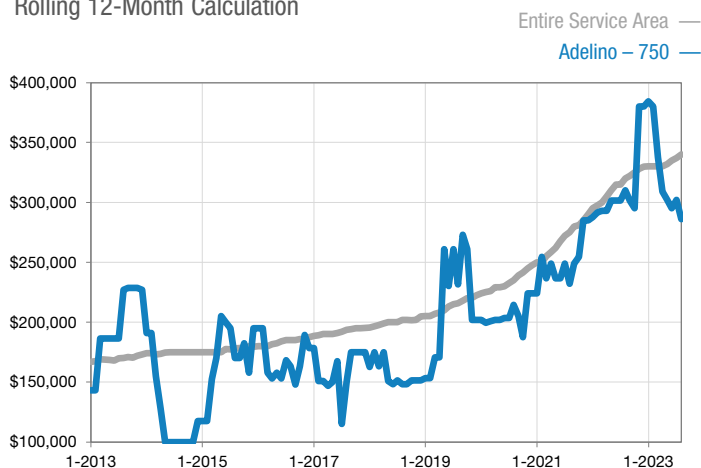
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	0	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



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

