

Local Market Update for August 2023

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



87004

Single-Family Detached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	10	9	- 10.0%	77	59	- 23.4%
Pending Sales	6	6	0.0%	62	49	- 21.0%
Closed Sales	11	7	- 36.4%	71	46	- 35.2%
Days on Market Until Sale	39	7	- 82.1%	18	26	+ 44.4%
Median Sales Price*	\$340,000	\$277,884	- 18.3%	\$369,000	\$358,500	- 2.8%
Average Sales Price*	\$612,173	\$290,455	- 52.6%	\$415,463	\$373,771	- 10.0%
Percent of List Price Received*	98.3%	98.4%	+ 0.1%	99.4%	99.0%	- 0.4%
Inventory of Homes for Sale	14	15	+ 7.1%	--	--	--
Months Supply of Inventory	1.9	2.4	+ 26.3%	--	--	--

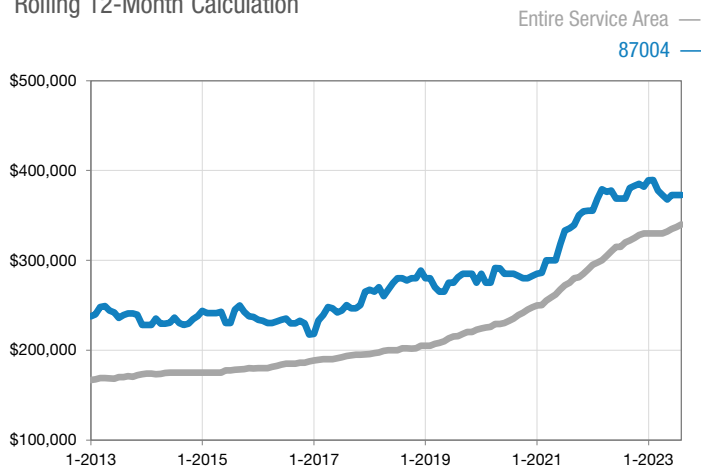
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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%	2	1	- 50.0%
Pending Sales	0	0	0.0%	2	1	- 50.0%
Closed Sales	0	0	0.0%	2	1	- 50.0%
Days on Market Until Sale	--	--	--	5	1	- 80.0%
Median Sales Price*	--	--	--	\$164,950	\$220,000	+ 33.4%
Average Sales Price*	--	--	--	\$164,950	\$220,000	+ 33.4%
Percent of List Price Received*	--	--	--	100.0%	102.3%	+ 2.3%
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.

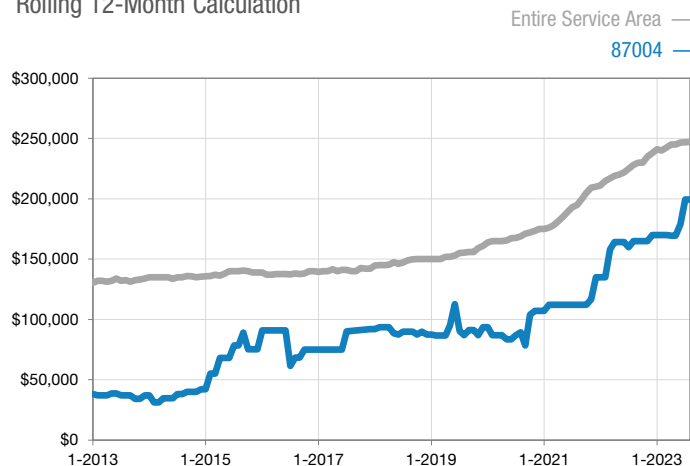
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.