

Local Market Update for August 2023

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



87124

Single-Family Detached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	116	89	- 23.3%	781	617	- 21.0%
Pending Sales	88	79	- 10.2%	641	529	- 17.5%
Closed Sales	93	89	- 4.3%	619	502	- 18.9%
Days on Market Until Sale	12	25	+ 108.3%	11	27	+ 145.5%
Median Sales Price*	\$355,000	\$364,830	+ 2.8%	\$328,690	\$350,000	+ 6.5%
Average Sales Price*	\$392,095	\$396,900	+ 1.2%	\$363,643	\$388,070	+ 6.7%
Percent of List Price Received*	100.0%	100.2%	+ 0.2%	101.9%	99.9%	- 2.0%
Inventory of Homes for Sale	123	87	- 29.3%	--	--	--
Months Supply of Inventory	1.5	1.4	- 6.7%	--	--	--

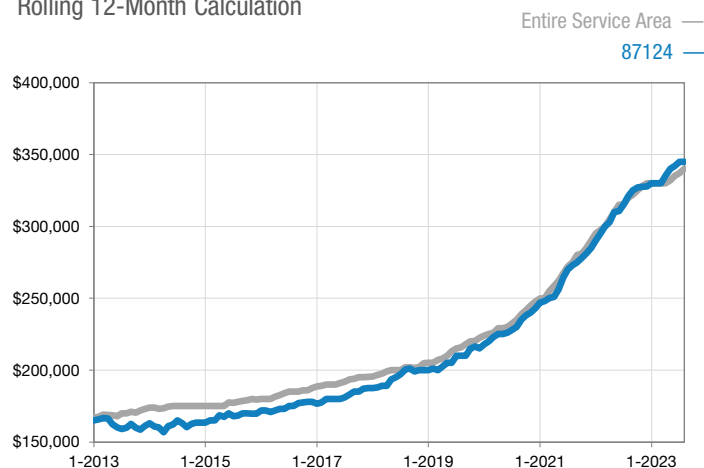
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	6	12	+ 100.0%	55	58	+ 5.5%
Pending Sales	7	9	+ 28.6%	52	52	0.0%
Closed Sales	7	6	- 14.3%	50	48	- 4.0%
Days on Market Until Sale	5	16	+ 220.0%	8	13	+ 62.5%
Median Sales Price*	\$236,500	\$260,000	+ 9.9%	\$235,750	\$259,353	+ 10.0%
Average Sales Price*	\$256,377	\$236,250	- 7.9%	\$225,368	\$239,017	+ 6.1%
Percent of List Price Received*	100.7%	98.3%	- 2.4%	101.7%	100.6%	- 1.1%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	0.9	1.1	+ 22.2%	--	--	--

* 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.

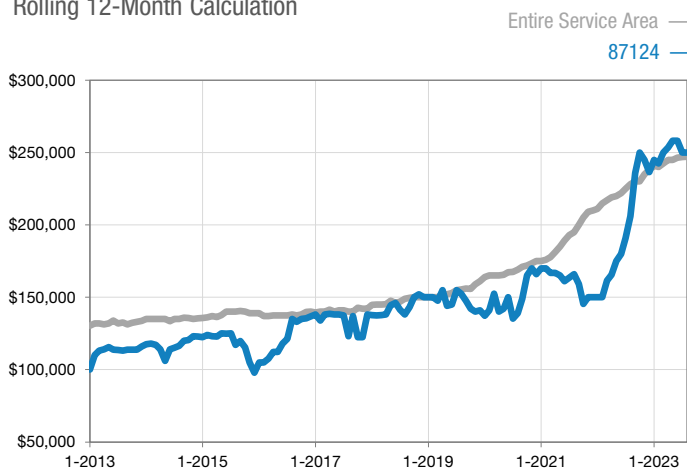
Median Sales Price - Single-Family Detached

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.