

Local Market Update for August 2023

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



87107

Single-Family Detached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	27	37	+ 37.0%	263	181	- 31.2%
Pending Sales	30	25	- 16.7%	192	147	- 23.4%
Closed Sales	30	18	- 40.0%	179	129	- 27.9%
Days on Market Until Sale	19	76	+ 300.0%	25	51	+ 104.0%
Median Sales Price*	\$317,500	\$369,950	+ 16.5%	\$325,000	\$374,000	+ 15.1%
Average Sales Price*	\$441,395	\$496,708	+ 12.5%	\$434,086	\$501,232	+ 15.5%
Percent of List Price Received*	100.4%	97.8%	- 2.6%	100.7%	98.4%	- 2.3%
Inventory of Homes for Sale	70	50	- 28.6%	--	--	--
Months Supply of Inventory	3.0	3.0	0.0%	--	--	--

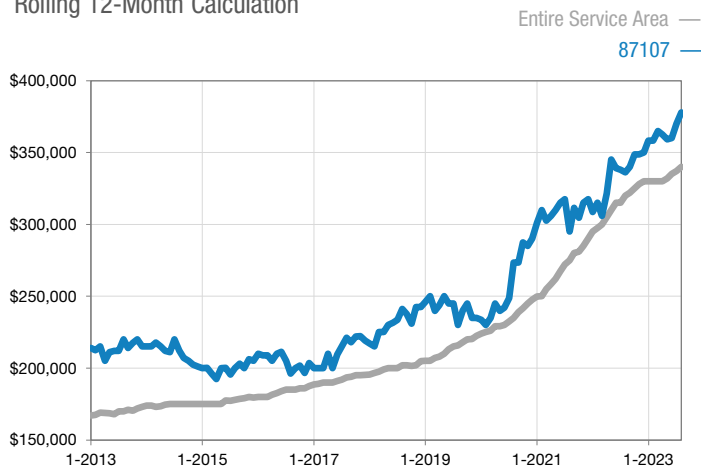
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	7	4	- 42.9%	45	29	- 35.6%
Pending Sales	5	4	- 20.0%	42	29	- 31.0%
Closed Sales	4	5	+ 25.0%	42	26	- 38.1%
Days on Market Until Sale	12	6	- 50.0%	11	25	+ 127.3%
Median Sales Price*	\$232,300	\$218,000	- 6.2%	\$239,500	\$242,250	+ 1.1%
Average Sales Price*	\$232,400	\$221,600	- 4.6%	\$251,381	\$244,019	- 2.9%
Percent of List Price Received*	99.5%	102.4%	+ 2.9%	101.5%	102.0%	+ 0.5%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	0.8	0.6	- 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.

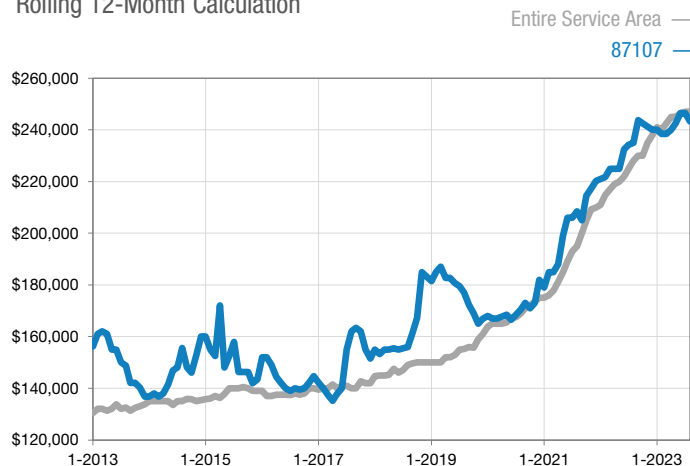
Median Sales Price - Single-Family Detached

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.