

Local Market Update for August 2023

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



South 217 Area – 260

South of I-40, East of Hwy 217, North of Torrance County Line, West of Hwy 344

Single-Family Detached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	2	5	+ 150.0%	23	32	+ 39.1%
Pending Sales	1	4	+ 300.0%	19	19	0.0%
Closed Sales	2	4	+ 100.0%	21	17	- 19.0%
Days on Market Until Sale	7	14	+ 100.0%	12	19	+ 58.3%
Median Sales Price*	\$439,000	\$318,500	- 27.4%	\$351,000	\$312,000	- 11.1%
Average Sales Price*	\$439,000	\$321,750	- 26.7%	\$333,119	\$318,912	- 4.3%
Percent of List Price Received*	99.2%	97.1%	- 2.1%	99.8%	97.8%	- 2.0%
Inventory of Homes for Sale	2	9	+ 350.0%	--	--	--
Months Supply of Inventory	0.6	3.4	+ 466.7%	--	--	--

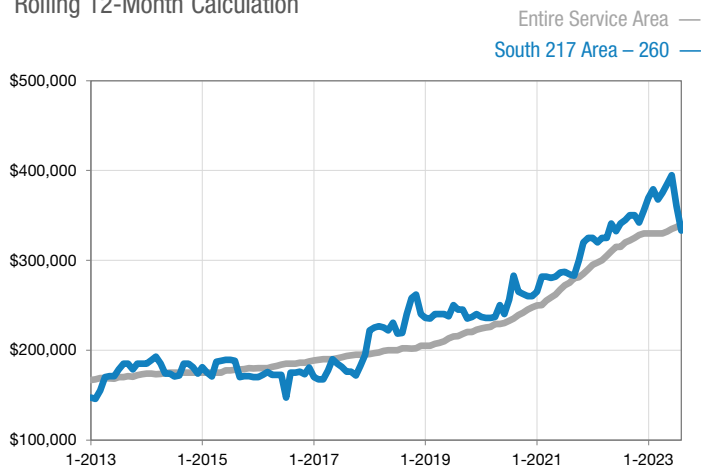
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	0	0	0.0%	0	1	--
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.

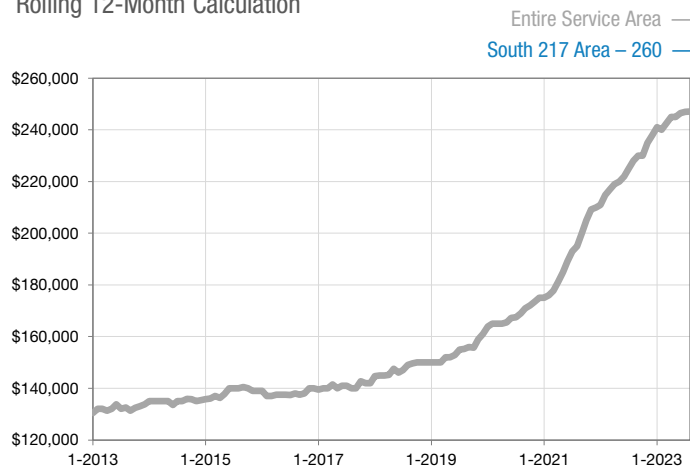
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.