

Local Market Update for August 2023

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



Zuzax, Tijeras – 240

North of Tijeras, South of Frost Rd, East of Gutierrez Canyon, West of Hwy 217

Single-Family Detached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	11	12	+ 9.1%	81	72	- 11.1%
Pending Sales	13	12	- 7.7%	62	52	- 16.1%
Closed Sales	7	10	+ 42.9%	52	42	- 19.2%
Days on Market Until Sale	30	14	- 53.3%	18	20	+ 11.1%
Median Sales Price*	\$549,999	\$447,500	- 18.6%	\$449,750	\$426,250	- 5.2%
Average Sales Price*	\$585,843	\$493,200	- 15.8%	\$482,987	\$506,705	+ 4.9%
Percent of List Price Received*	99.3%	99.4%	+ 0.1%	100.0%	99.1%	- 0.9%
Inventory of Homes for Sale	16	18	+ 12.5%	--	--	--
Months Supply of Inventory	2.2	3.0	+ 36.4%	--	--	--

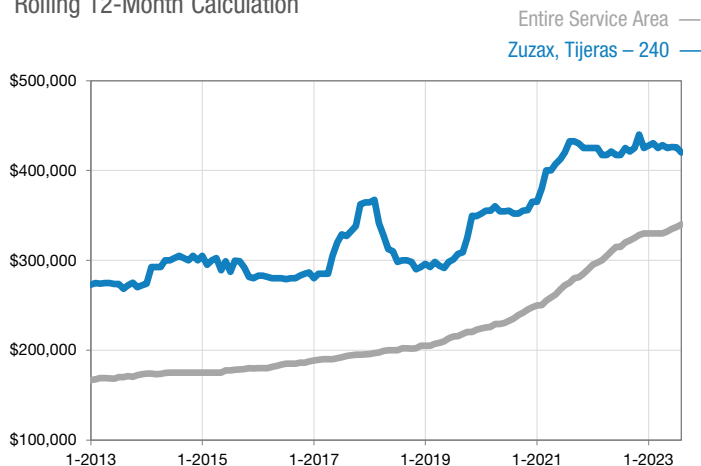
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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.

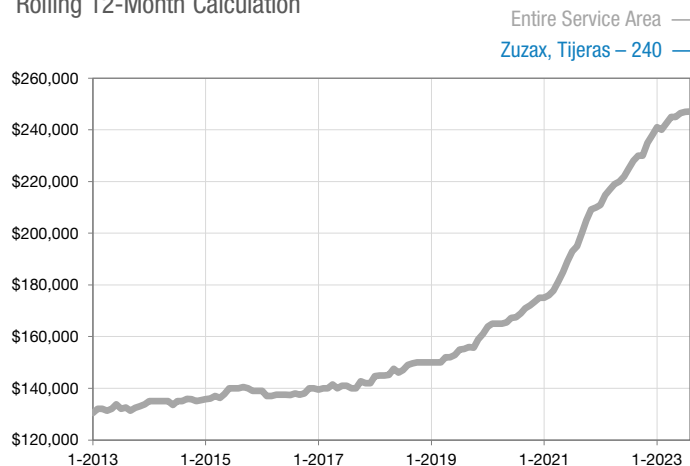
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.