

# Local Market Update for August 2023

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



## 87002

Single-Family Detached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	30	27	- 10.0%	218	217	- 0.5%
Pending Sales	23	24	+ 4.3%	179	173	- 3.4%
Closed Sales	20	20	0.0%	185	154	- 16.8%
Days on Market Until Sale	34	45	+ 32.4%	29	53	+ 82.8%
Median Sales Price*	\$222,450	<b>\$252,400</b>	+ 13.5%	\$247,900	<b>\$255,900</b>	+ 3.2%
Average Sales Price*	\$263,356	<b>\$234,760</b>	- 10.9%	\$255,594	<b>\$265,918</b>	+ 4.0%
Percent of List Price Received*	97.5%	<b>96.0%</b>	- 1.5%	100.2%	<b>98.4%</b>	- 1.8%
Inventory of Homes for Sale	68	56	- 17.6%	--	--	--
Months Supply of Inventory	3.2	2.8	- 12.5%	--	--	--

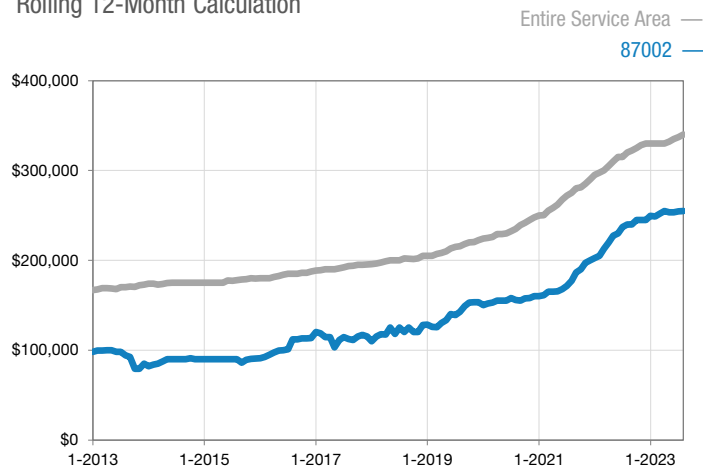
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	3	0	- 100.0%	22	18	- 18.2%
Pending Sales	2	2	0.0%	19	13	- 31.6%
Closed Sales	2	1	- 50.0%	22	11	- 50.0%
Days on Market Until Sale	2	24	+ 1100.0%	9	11	+ 22.2%
Median Sales Price*	\$147,750	<b>\$200,000</b>	+ 35.4%	\$156,750	<b>\$175,000</b>	+ 11.6%
Average Sales Price*	\$147,750	<b>\$200,000</b>	+ 35.4%	\$162,777	<b>\$178,368</b>	+ 9.6%
Percent of List Price Received*	102.6%	<b>100.1%</b>	- 2.4%	100.9%	<b>102.6%</b>	+ 1.7%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	1.7	--	--	--	--	--

\* 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.

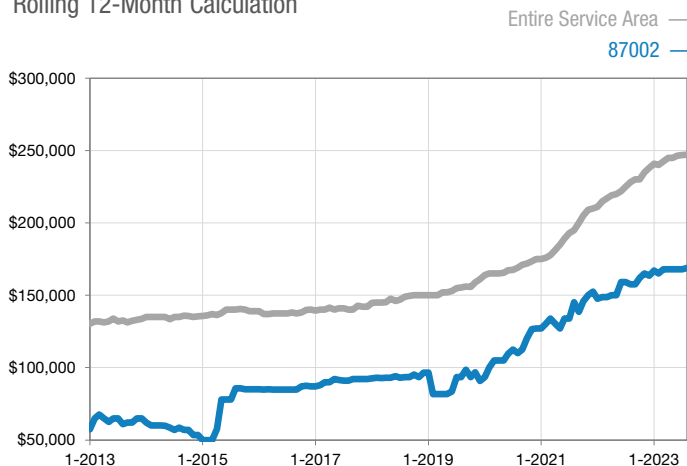
### Median Sales Price - Single-Family Detached

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.