

Local Market Update for August 2023

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



North of I-40 – 220

North of I-40, West of Golden, East of Sandia Mountains, NW of Gutierrez Canyon

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%	114	98	- 14.0%
Pending Sales	12	12	0.0%	92	73	- 20.7%
Closed Sales	12	15	+ 25.0%	94	67	- 28.7%
Days on Market Until Sale	23	26	+ 13.0%	31	29	- 6.5%
Median Sales Price*	\$530,000	\$395,000	- 25.5%	\$455,000	\$495,000	+ 8.8%
Average Sales Price*	\$530,650	\$488,197	- 8.0%	\$513,993	\$560,723	+ 9.1%
Percent of List Price Received*	97.6%	98.9%	+ 1.3%	99.5%	98.7%	- 0.8%
Inventory of Homes for Sale	28	20	- 28.6%	--	--	--
Months Supply of Inventory	2.2	2.2	0.0%	--	--	--

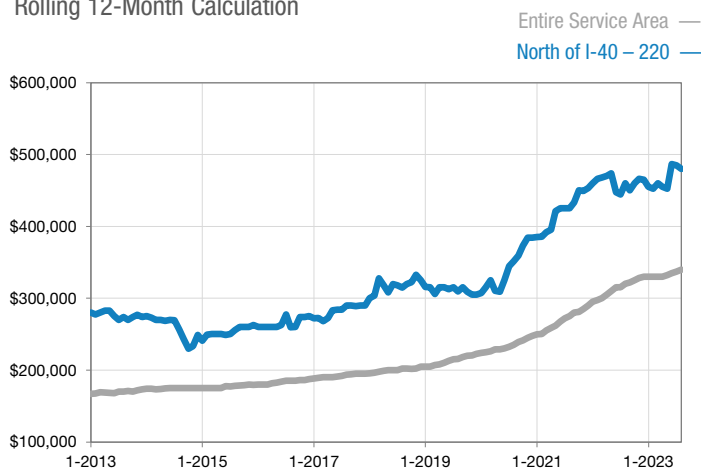
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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

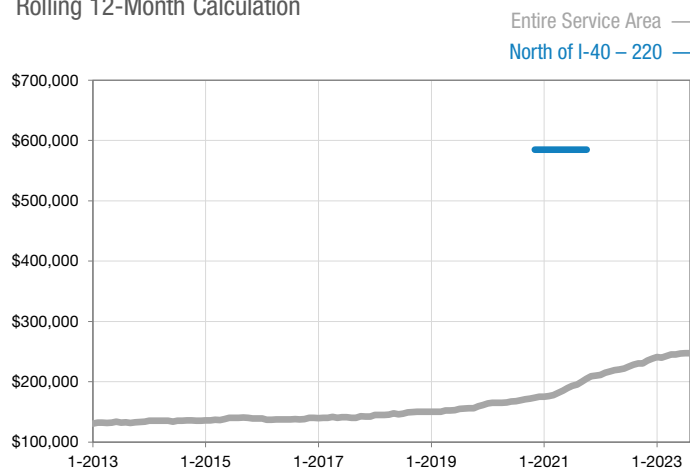
Median Sales Price - Single-Family Detached

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.