

Local Market Update for August 2023

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



Far Northeast Heights – 30

East of Wyoming Blvd NE, South of Paseo del Norte Blvd NE / San Antonio Dr NE, West of Tramway Blvd, North of Montgomery Blvd NE

Single-Family Detached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	40	34	- 15.0%	349	313	- 10.3%
Pending Sales	34	40	+ 17.6%	306	289	- 5.6%
Closed Sales	36	44	+ 22.2%	306	270	- 11.8%
Days on Market Until Sale	13	18	+ 38.5%	10	16	+ 60.0%
Median Sales Price*	\$442,000	\$439,400	- 0.6%	\$420,000	\$453,750	+ 8.0%
Average Sales Price*	\$503,253	\$523,314	+ 4.0%	\$472,327	\$512,500	+ 8.5%
Percent of List Price Received*	100.3%	99.3%	- 1.0%	102.3%	100.4%	- 1.9%
Inventory of Homes for Sale	37	34	- 8.1%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 10.0%	--	--	--

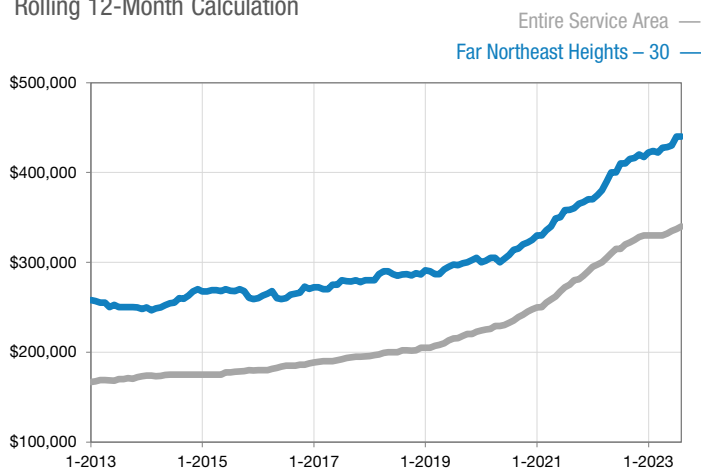
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	12	5	- 58.3%	89	71	- 20.2%
Pending Sales	6	3	- 50.0%	77	69	- 10.4%
Closed Sales	14	7	- 50.0%	76	74	- 2.6%
Days on Market Until Sale	8	5	- 37.5%	6	9	+ 50.0%
Median Sales Price*	\$303,750	\$365,000	+ 20.2%	\$283,500	\$315,000	+ 11.1%
Average Sales Price*	\$298,607	\$370,571	+ 24.1%	\$300,793	\$315,902	+ 5.0%
Percent of List Price Received*	102.2%	101.3%	- 0.9%	102.9%	100.8%	- 2.0%
Inventory of Homes for Sale	9	4	- 55.6%	--	--	--
Months Supply of Inventory	0.9	0.4	- 55.6%	--	--	--

* 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.

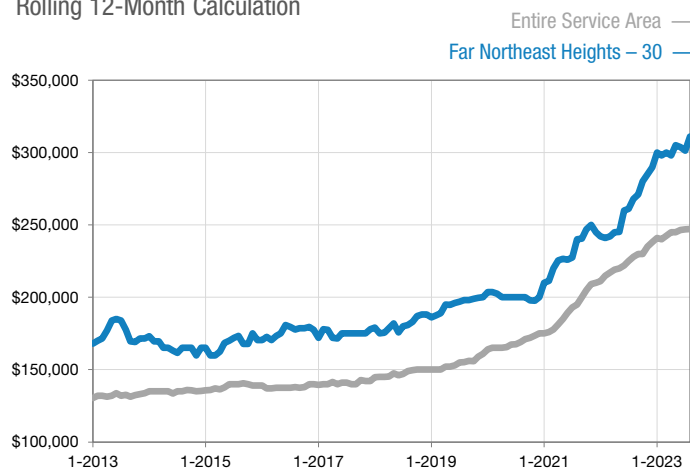
Median Sales Price - Single-Family Detached

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.