

# Local Market Update for August 2023

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



## 87109

Single-Family Detached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	28	19	- 32.1%	236	194	- 17.8%
Pending Sales	23	27	+ 17.4%	203	187	- 7.9%
Closed Sales	25	20	- 20.0%	205	164	- 20.0%
Days on Market Until Sale	8	16	+ 100.0%	8	16	+ 100.0%
Median Sales Price*	\$350,000	<b>\$417,500</b>	+ 19.3%	\$357,000	<b>\$394,500</b>	+ 10.5%
Average Sales Price*	\$370,144	<b>\$439,053</b>	+ 18.6%	\$377,088	<b>\$416,584</b>	+ 10.5%
Percent of List Price Received*	100.9%	<b>98.9%</b>	- 2.0%	102.3%	<b>100.3%</b>	- 2.0%
Inventory of Homes for Sale	17	16	- 5.9%	--	--	--
Months Supply of Inventory	0.7	<b>0.8</b>	+ 14.3%	--	--	--

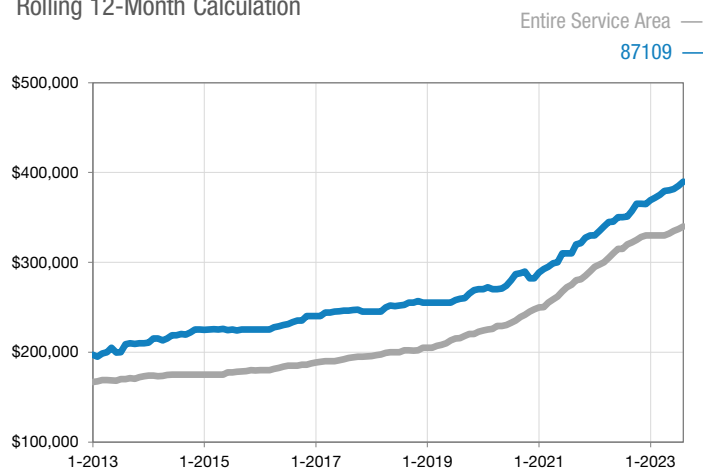
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	20	16	- 20.0%	109	98	- 10.1%
Pending Sales	14	14	0.0%	101	88	- 12.9%
Closed Sales	16	5	- 68.8%	99	77	- 22.2%
Days on Market Until Sale	12	7	- 41.7%	16	16	0.0%
Median Sales Price*	\$243,500	<b>\$295,000</b>	+ 21.1%	\$225,000	<b>\$269,255</b>	+ 19.7%
Average Sales Price*	\$245,875	<b>\$240,980</b>	- 2.0%	\$223,023	<b>\$244,293</b>	+ 9.5%
Percent of List Price Received*	100.4%	<b>102.0%</b>	+ 1.6%	101.2%	<b>100.8%</b>	- 0.4%
Inventory of Homes for Sale	15	9	- 40.0%	--	--	--
Months Supply of Inventory	1.2	<b>0.9</b>	- 25.0%	--	--	--

\* 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.

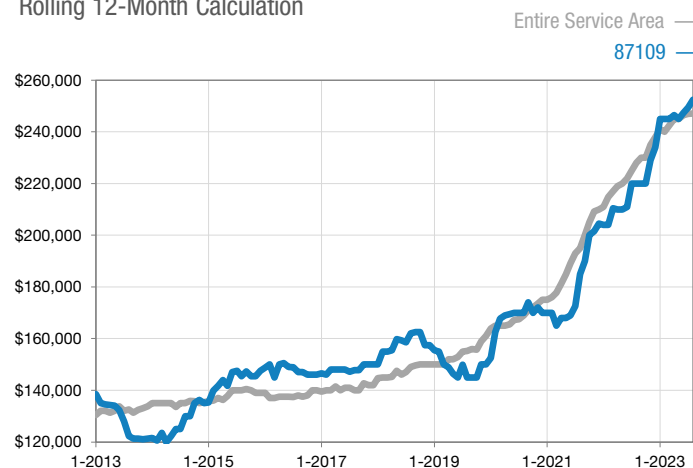
### Median Sales Price - Single-Family Detached

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.