

# Local Market Update for August 2023

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



## 87106

Single-Family Detached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	31	22	- 29.0%	203	168	- 17.2%
Pending Sales	19	19	0.0%	148	149	+ 0.7%
Closed Sales	25	20	- 20.0%	150	133	- 11.3%
Days on Market Until Sale	11	15	+ 36.4%	9	25	+ 177.8%
Median Sales Price*	\$362,021	<b>\$428,511</b>	+ 18.4%	\$350,000	<b>\$399,900</b>	+ 14.3%
Average Sales Price*	\$398,681	<b>\$441,566</b>	+ 10.8%	\$377,517	<b>\$409,231</b>	+ 8.4%
Percent of List Price Received*	99.5%	<b>99.8%</b>	+ 0.3%	102.4%	<b>99.0%</b>	- 3.3%
Inventory of Homes for Sale	40	21	- 47.5%	--	--	--
Months Supply of Inventory	2.1	1.2	- 42.9%	--	--	--

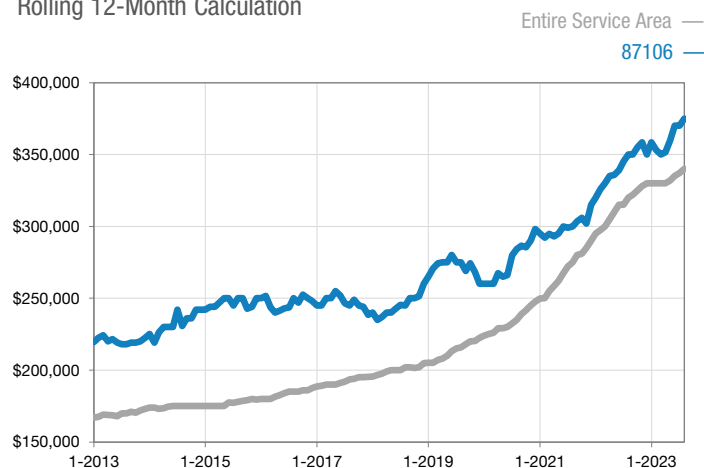
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	3	4	+ 33.3%	38	29	- 23.7%
Pending Sales	2	4	+ 100.0%	29	27	- 6.9%
Closed Sales	5	3	- 40.0%	33	23	- 30.3%
Days on Market Until Sale	21	23	+ 9.5%	13	27	+ 107.7%
Median Sales Price*	\$210,000	<b>\$110,000</b>	- 47.6%	\$223,900	<b>\$210,000</b>	- 6.2%
Average Sales Price*	\$217,780	<b>\$174,000</b>	- 20.1%	\$231,965	<b>\$211,278</b>	- 8.9%
Percent of List Price Received*	96.4%	<b>101.9%</b>	+ 5.7%	98.4%	<b>99.7%</b>	+ 1.3%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	1.3	1.7	+ 30.8%	--	--	--

\* 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.

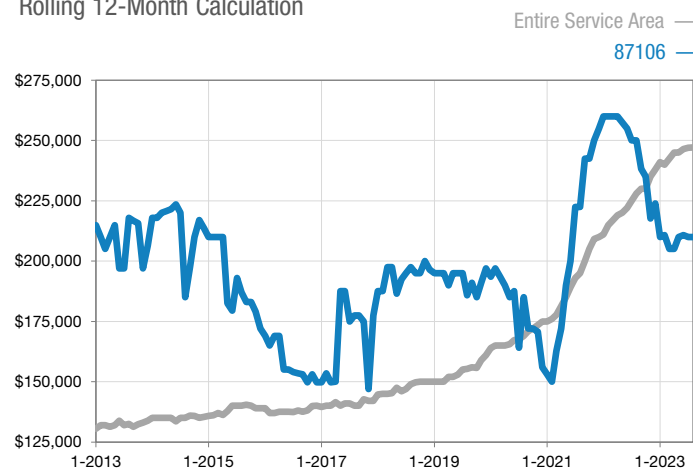
### Median Sales Price - Single-Family Detached

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.