

# Local Market Update for August 2023

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



## 87102

Single-Family Detached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	15	17	+ 13.3%	131	110	- 16.0%
Pending Sales	12	9	- 25.0%	101	89	- 11.9%
Closed Sales	6	8	+ 33.3%	91	88	- 3.3%
Days on Market Until Sale	4	36	+ 800.0%	11	29	+ 163.6%
Median Sales Price*	\$232,500	\$267,500	+ 15.1%	\$239,900	\$245,000	+ 2.1%
Average Sales Price*	\$267,083	\$292,750	+ 9.6%	\$250,877	\$269,979	+ 7.6%
Percent of List Price Received*	98.1%	100.5%	+ 2.4%	102.3%	99.4%	- 2.8%
Inventory of Homes for Sale	22	17	- 22.7%	--	--	--
Months Supply of Inventory	1.8	1.7	- 5.6%	--	--	--

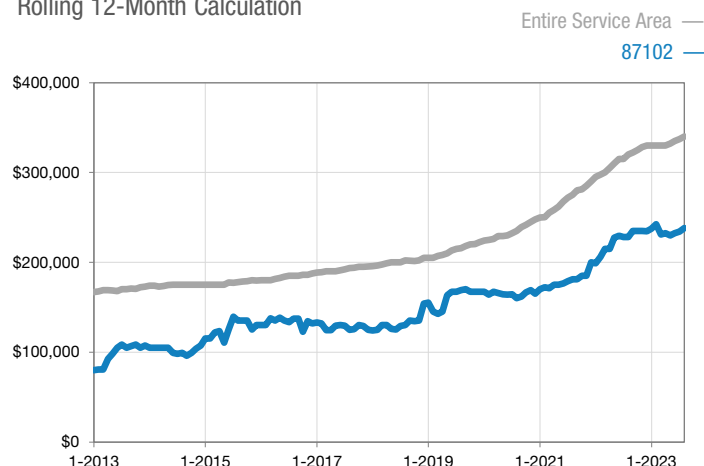
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	7	6	- 14.3%	50	56	+ 12.0%
Pending Sales	4	9	+ 125.0%	39	48	+ 23.1%
Closed Sales	2	6	+ 200.0%	42	41	- 2.4%
Days on Market Until Sale	24	26	+ 8.3%	14	32	+ 128.6%
Median Sales Price*	\$191,500	\$280,000	+ 46.2%	\$254,500	\$290,000	+ 13.9%
Average Sales Price*	\$191,500	\$266,917	+ 39.4%	\$264,422	\$281,254	+ 6.4%
Percent of List Price Received*	95.9%	97.4%	+ 1.6%	99.5%	98.4%	- 1.1%
Inventory of Homes for Sale	13	12	- 7.7%	--	--	--
Months Supply of Inventory	2.3	2.3	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.

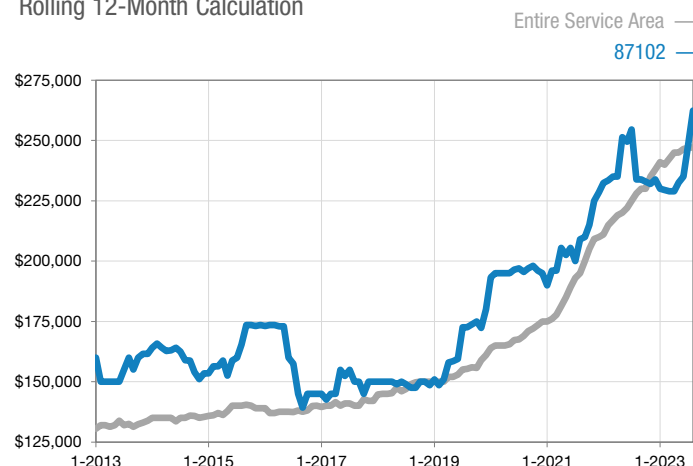
### Median Sales Price - Single-Family Detached

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.