

Local Market Update for August 2023

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



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Single-Family Detached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	56	61	+ 8.9%	515	443	- 14.0%
Pending Sales	52	70	+ 34.6%	440	409	- 7.0%
Closed Sales	57	59	+ 3.5%	441	382	- 13.4%
Days on Market Until Sale	16	14	- 12.5%	11	17	+ 54.5%
Median Sales Price*	\$430,000	\$438,800	+ 2.0%	\$425,000	\$437,500	+ 2.9%
Average Sales Price*	\$504,011	\$517,222	+ 2.6%	\$505,166	\$510,829	+ 1.1%
Percent of List Price Received*	99.6%	99.5%	- 0.1%	102.4%	100.1%	- 2.2%
Inventory of Homes for Sale	59	50	- 15.3%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--

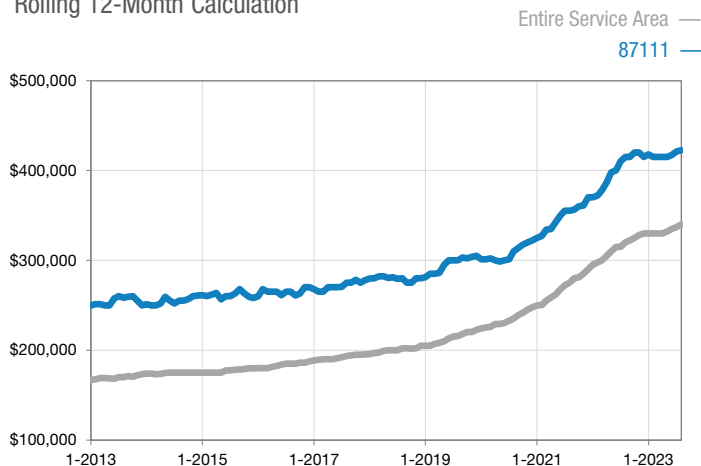
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	18	7	- 61.1%	123	106	- 13.8%
Pending Sales	12	7	- 41.7%	108	99	- 8.3%
Closed Sales	15	14	- 6.7%	103	102	- 1.0%
Days on Market Until Sale	8	3	- 62.5%	6	9	+ 50.0%
Median Sales Price*	\$302,500	\$335,900	+ 11.0%	\$300,000	\$315,000	+ 5.0%
Average Sales Price*	\$298,100	\$316,814	+ 6.3%	\$300,695	\$302,390	+ 0.6%
Percent of List Price Received*	102.9%	102.1%	- 0.8%	103.8%	100.8%	- 2.9%
Inventory of Homes for Sale	14	12	- 14.3%	--	--	--
Months Supply of Inventory	1.0	0.9	- 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.

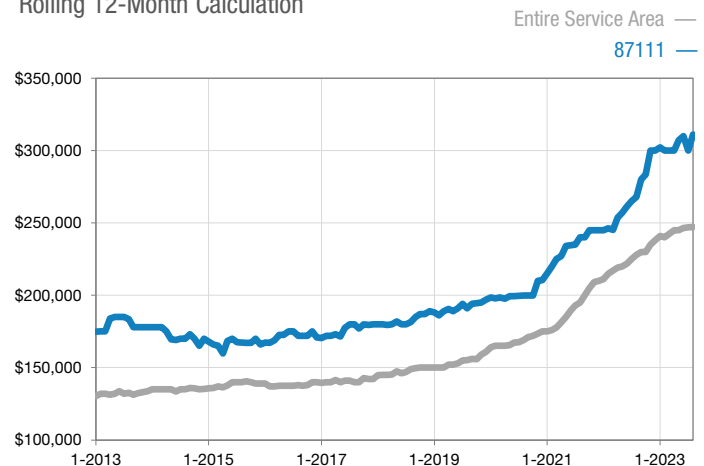
Median Sales Price - Single-Family Detached

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.