

# Local Market Update for August 2023

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



## 87121

Single-Family Detached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	89	92	+ 3.4%	667	486	- 27.1%
Pending Sales	70	84	+ 20.0%	571	454	- 20.5%
Closed Sales	88	43	- 51.1%	555	400	- 27.9%
Days on Market Until Sale	11	10	- 9.1%	9	18	+ 100.0%
Median Sales Price*	\$258,000	\$269,900	+ 4.6%	\$252,500	\$265,500	+ 5.1%
Average Sales Price*	\$266,409	\$277,693	+ 4.2%	\$258,279	\$273,588	+ 5.9%
Percent of List Price Received*	101.5%	101.1%	- 0.4%	102.2%	100.5%	- 1.7%
Inventory of Homes for Sale	79	54	- 31.6%	--	--	--
Months Supply of Inventory	1.2	1.0	- 16.7%	--	--	--

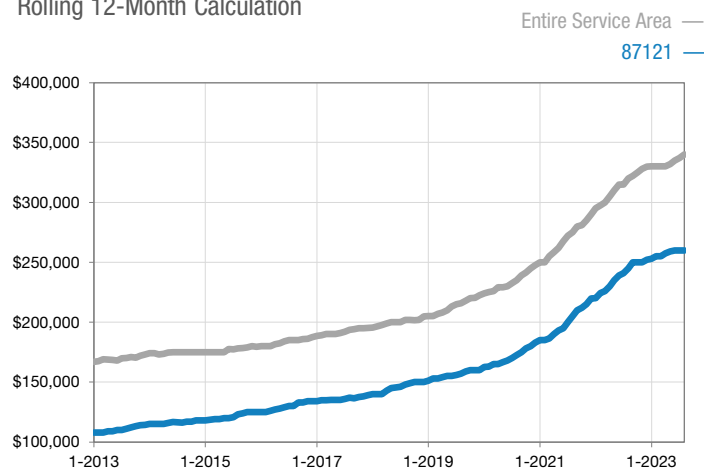
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	2	0	- 100.0%	16	5	- 68.8%
Pending Sales	1	0	- 100.0%	17	8	- 52.9%
Closed Sales	2	1	- 50.0%	16	7	- 56.3%
Days on Market Until Sale	11	40	+ 263.6%	5	23	+ 360.0%
Median Sales Price*	\$162,500	\$204,000	+ 25.5%	\$193,000	\$204,000	+ 5.7%
Average Sales Price*	\$162,500	\$204,000	+ 25.5%	\$198,375	\$213,429	+ 7.6%
Percent of List Price Received*	100.0%	110.3%	+ 10.3%	103.7%	102.3%	- 1.4%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.1	--	--	--	--	--

\* 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.

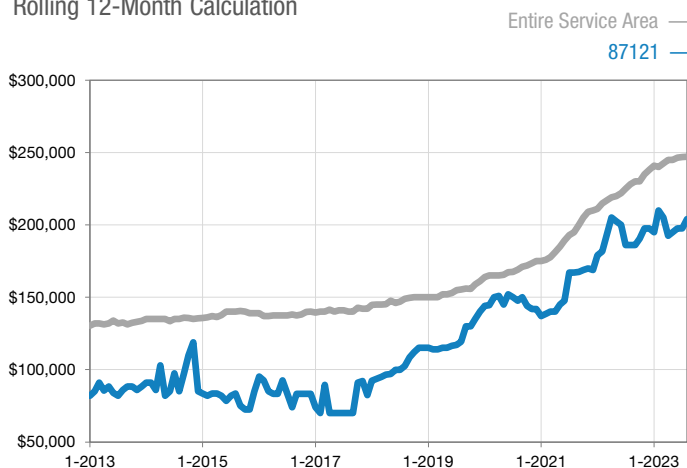
### Median Sales Price - Single-Family Detached

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.