

# Local Market Update for August 2023

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



## 87114

Single-Family Detached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	110	78	- 29.1%	876	596	- 32.0%
Pending Sales	83	76	- 8.4%	718	533	- 25.8%
Closed Sales	89	69	- 22.5%	706	484	- 31.4%
Days on Market Until Sale	12	18	+ 50.0%	10	23	+ 130.0%
Median Sales Price*	\$345,500	\$360,000	+ 4.2%	\$349,500	\$355,000	+ 1.6%
Average Sales Price*	\$368,487	\$428,227	+ 16.2%	\$384,357	\$387,884	+ 0.9%
Percent of List Price Received*	100.8%	99.9%	- 0.9%	102.2%	100.1%	- 2.1%
Inventory of Homes for Sale	132	82	- 37.9%	--	--	--
Months Supply of Inventory	1.5	1.3	- 13.3%	--	--	--

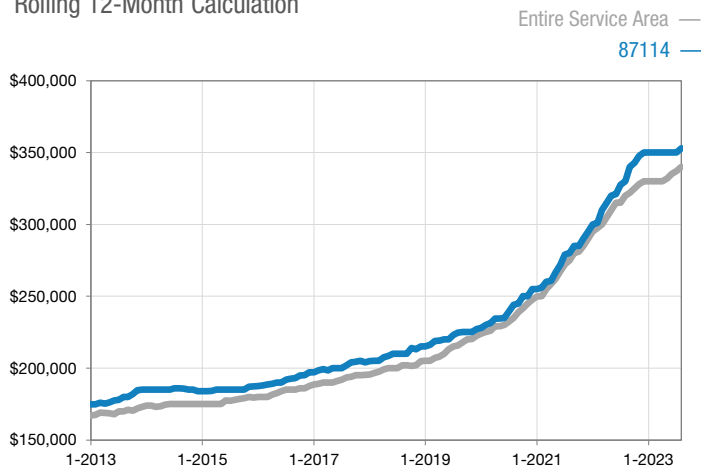
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	4	4	0.0%	36	19	- 47.2%
Pending Sales	3	4	+ 33.3%	32	17	- 46.9%
Closed Sales	1	2	+ 100.0%	35	15	- 57.1%
Days on Market Until Sale	3	40	+ 1233.3%	2	19	+ 850.0%
Median Sales Price*	\$197,000	\$420,000	+ 113.2%	\$190,000	\$225,000	+ 18.4%
Average Sales Price*	\$197,000	\$420,000	+ 113.2%	\$206,838	\$265,683	+ 28.4%
Percent of List Price Received*	104.0%	99.9%	- 3.9%	103.5%	100.8%	- 2.6%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	0.8	1.1	+ 37.5%	--	--	--

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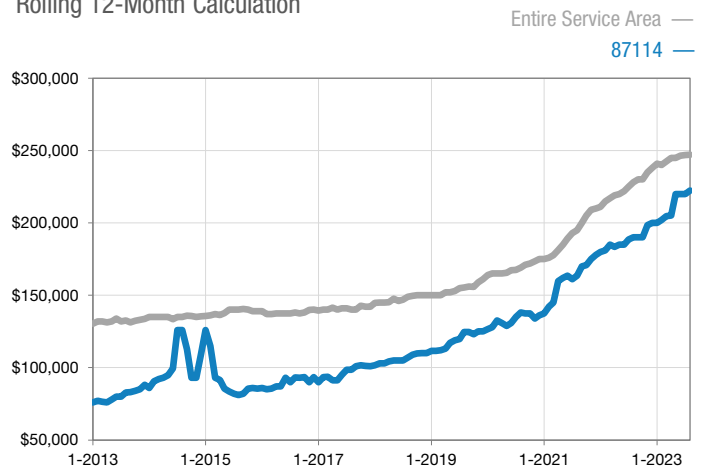
### Median Sales Price - Single-Family Detached

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.