

Local Market Update for August 2023

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



Albuquerque Acres West – 21

East of I-25, South of Tramway Rd, West of Ventura St NE, North of Paseo del Norte Blvd NE

Single-Family Detached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	17	10	- 41.2%	171	124	- 27.5%
Pending Sales	16	10	- 37.5%	140	100	- 28.6%
Closed Sales	27	10	- 63.0%	139	97	- 30.2%
Days on Market Until Sale	15	6	- 60.0%	14	12	- 14.3%
Median Sales Price*	\$485,900	\$535,000	+ 10.1%	\$516,000	\$535,000	+ 3.7%
Average Sales Price*	\$513,552	\$655,431	+ 27.6%	\$559,138	\$581,926	+ 4.1%
Percent of List Price Received*	99.0%	102.3%	+ 3.3%	101.4%	100.4%	- 1.0%
Inventory of Homes for Sale	25	15	- 40.0%	--	--	--
Months Supply of Inventory	1.4	1.2	- 14.3%	--	--	--

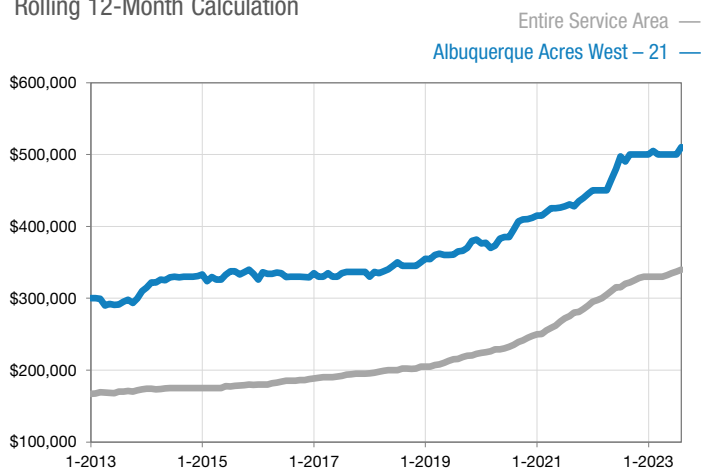
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	0	0	0.0%	5	3	- 40.0%
Pending Sales	0	0	0.0%	6	2	- 66.7%
Closed Sales	1	0	- 100.0%	7	2	- 71.4%
Days on Market Until Sale	0	--	--	2	7	+ 250.0%
Median Sales Price*	\$275,000	--	--	\$295,000	\$286,000	- 3.1%
Average Sales Price*	\$275,000	--	--	\$312,714	\$286,000	- 8.5%
Percent of List Price Received*	100.0%	--	--	103.2%	100.0%	- 3.1%
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

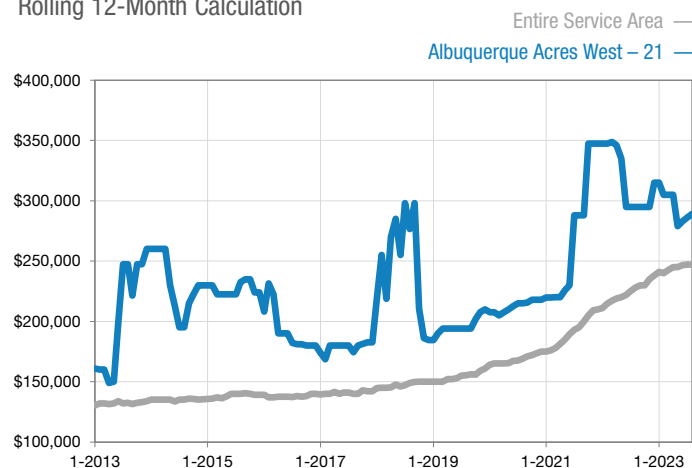
Median Sales Price - Single-Family Detached

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.