

Local Market Update for August 2023

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



Fairgrounds – 70

East of San Mateo Blvd NE, South of I-40, West of Wyoming Blvd NE, North of Central Ave

Single-Family Detached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	14	23	+ 64.3%	130	111	- 14.6%
Pending Sales	16	12	- 25.0%	115	86	- 25.2%
Closed Sales	23	17	- 26.1%	119	78	- 34.5%
Days on Market Until Sale	13	7	- 46.2%	10	14	+ 40.0%
Median Sales Price*	\$259,900	\$265,000	+ 2.0%	\$260,000	\$265,000	+ 1.9%
Average Sales Price*	\$265,443	\$263,259	- 0.8%	\$262,257	\$266,441	+ 1.6%
Percent of List Price Received*	100.1%	100.4%	+ 0.3%	102.8%	100.5%	- 2.2%
Inventory of Homes for Sale	15	21	+ 40.0%	--	--	--
Months Supply of Inventory	1.1	2.1	+ 90.9%	--	--	--

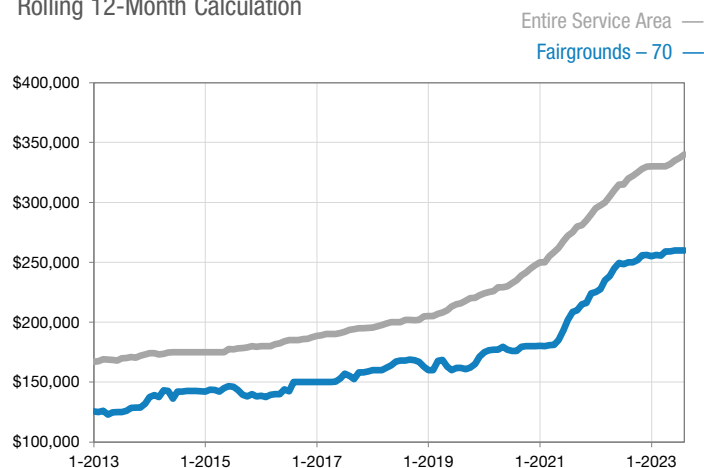
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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%	4	4	0.0%
Pending Sales	0	0	0.0%	4	4	0.0%
Closed Sales	0	0	0.0%	3	4	+ 33.3%
Days on Market Until Sale	--	--	--	9	4	- 55.6%
Median Sales Price*	--	--	--	\$185,000	\$249,000	+ 34.6%
Average Sales Price*	--	--	--	\$169,000	\$218,475	+ 29.3%
Percent of List Price Received*	--	--	--	102.1%	99.7%	- 2.4%
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.

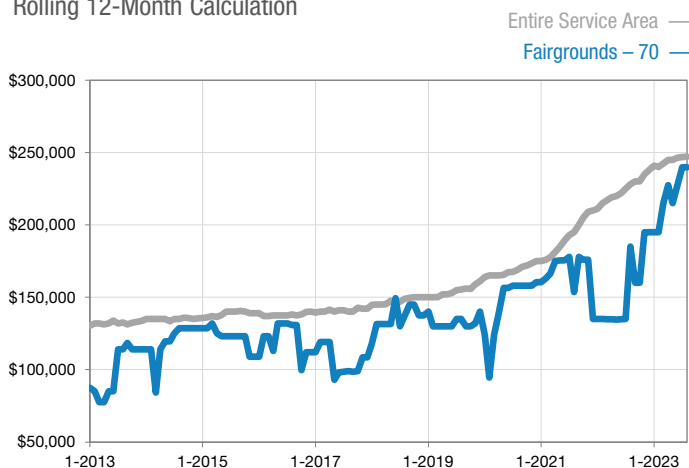
Median Sales Price - Single-Family Detached

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.