

# Local Market Update for August 2023

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



## 87104

Single-Family Detached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	10	9	- 10.0%	92	53	- 42.4%
Pending Sales	8	8	0.0%	75	39	- 48.0%
Closed Sales	11	3	- 72.7%	82	34	- 58.5%
Days on Market Until Sale	16	15	- 6.3%	20	31	+ 55.0%
Median Sales Price*	\$487,237	\$529,900	+ 8.8%	\$449,995	\$423,000	- 6.0%
Average Sales Price*	\$482,976	\$484,967	+ 0.4%	\$475,380	\$526,586	+ 10.8%
Percent of List Price Received*	98.5%	101.9%	+ 3.5%	100.6%	98.8%	- 1.8%
Inventory of Homes for Sale	17	14	- 17.6%	--	--	--
Months Supply of Inventory	1.8	2.6	+ 44.4%	--	--	--

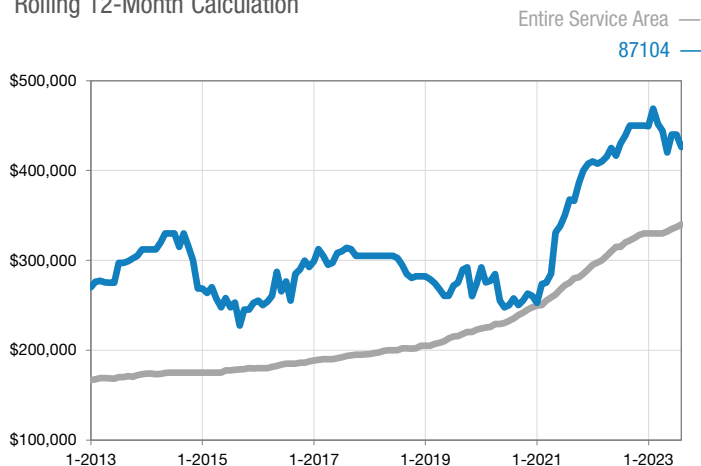
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	3	3	0.0%	20	22	+ 10.0%
Pending Sales	1	3	+ 200.0%	21	20	- 4.8%
Closed Sales	2	2	0.0%	23	19	- 17.4%
Days on Market Until Sale	7	2	- 71.4%	13	15	+ 15.4%
Median Sales Price*	\$249,950	\$267,500	+ 7.0%	\$262,500	\$330,000	+ 25.7%
Average Sales Price*	\$249,950	\$267,500	+ 7.0%	\$315,134	\$380,896	+ 20.9%
Percent of List Price Received*	102.2%	104.2%	+ 2.0%	101.6%	99.6%	- 2.0%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	0.7	1.2	+ 71.4%	--	--	--

\* 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.

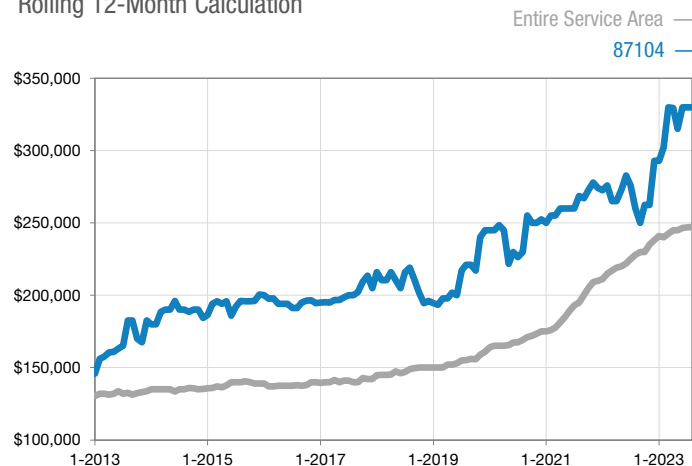
### Median Sales Price - Single-Family Detached

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.