

Local Market Update for August 2023

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



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Single-Family Detached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	18	12	- 33.3%	157	120	- 23.6%
Pending Sales	14	9	- 35.7%	129	92	- 28.7%
Closed Sales	22	11	- 50.0%	126	87	- 31.0%
Days on Market Until Sale	15	13	- 13.3%	18	12	- 33.3%
Median Sales Price*	\$452,500	\$463,500	+ 2.4%	\$438,500	\$460,000	+ 4.9%
Average Sales Price*	\$464,587	\$558,046	+ 20.1%	\$469,685	\$486,627	+ 3.6%
Percent of List Price Received*	99.1%	103.3%	+ 4.2%	102.0%	100.9%	- 1.1%
Inventory of Homes for Sale	27	19	- 29.6%	--	--	--
Months Supply of Inventory	1.7	1.6	- 5.9%	--	--	--

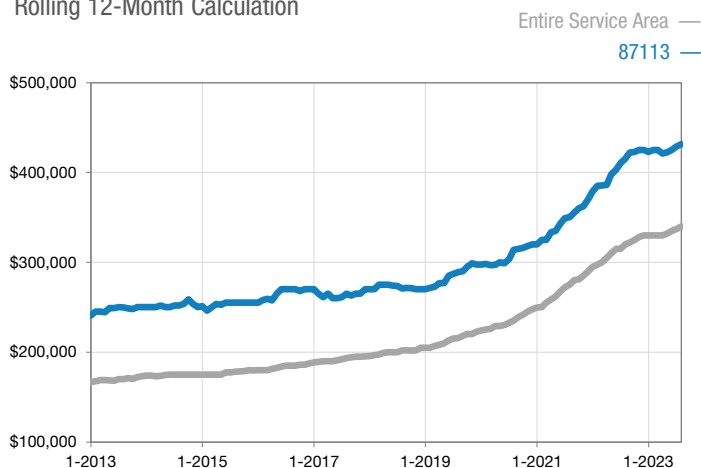
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	1	3	+ 200.0%	20	12	- 40.0%
Pending Sales	0	3	--	19	11	- 42.1%
Closed Sales	1	2	+ 100.0%	20	9	- 55.0%
Days on Market Until Sale	0	5	--	3	10	+ 233.3%
Median Sales Price*	\$275,000	\$230,000	- 16.4%	\$238,000	\$255,000	+ 7.1%
Average Sales Price*	\$275,000	\$230,000	- 16.4%	\$248,525	\$254,422	+ 2.4%
Percent of List Price Received*	100.0%	101.3%	+ 1.3%	103.8%	99.2%	- 4.4%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.4	--	--	--	--	--

* 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.

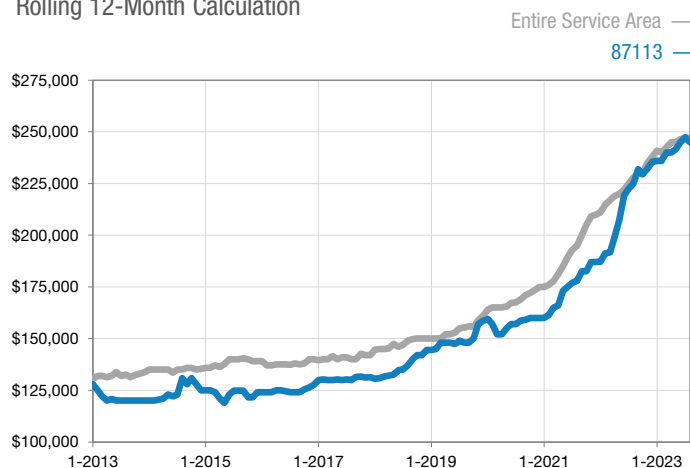
Median Sales Price - Single-Family Detached

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.