

Local Market Update for August 2023

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



UNM South – 42

East of I-25, South of Central Ave, West of San Mateo Blvd NE, North of Kirtland AFB

| Single-Family Detached | August | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2022 | 2023 | Percent Change | Thru 8-2022 | Thru 8-2023 | Percent Change |
| New Listings | 19 | 25 | + 31.6% | 164 | 130 | - 20.7% |
| Pending Sales | 17 | 14 | - 17.6% | 133 | 111 | - 16.5% |
| Closed Sales | 17 | 8 | - 52.9% | 131 | 99 | - 24.4% |
| Days on Market Until Sale | 12 | 47 | + 291.7% | 14 | 33 | + 135.7% |
| Median Sales Price* | \$380,000 | \$349,500 | - 8.0% | \$345,000 | \$325,000 | - 5.8% |
| Average Sales Price* | \$389,524 | \$371,050 | - 4.7% | \$378,631 | \$355,143 | - 6.2% |
| Percent of List Price Received* | 99.3% | 101.4% | + 2.1% | 102.3% | 99.4% | - 2.8% |
| Inventory of Homes for Sale | 24 | 18 | - 25.0% | -- | -- | -- |
| Months Supply of Inventory | 1.4 | 1.4 | 0.0% | -- | -- | -- |

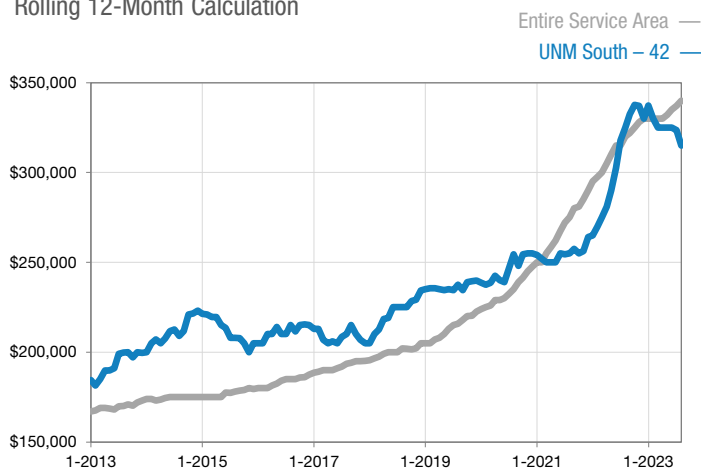
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | August | | | Year to Date | | |
|---------------------------------|-----------|-----------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2022 | 2023 | Percent Change | Thru 8-2022 | Thru 8-2023 | Percent Change |
| New Listings | 1 | 5 | + 400.0% | 31 | 26 | - 16.1% |
| Pending Sales | 0 | 6 | -- | 25 | 26 | + 4.0% |
| Closed Sales | 3 | 2 | - 33.3% | 27 | 21 | - 22.2% |
| Days on Market Until Sale | 6 | 33 | + 450.0% | 11 | 41 | + 272.7% |
| Median Sales Price* | \$253,000 | \$93,500 | - 63.0% | \$165,000 | \$139,000 | - 15.8% |
| Average Sales Price* | \$232,967 | \$93,500 | - 59.9% | \$203,644 | \$194,352 | - 4.6% |
| Percent of List Price Received* | 96.2% | 101.4% | + 5.4% | 99.0% | 98.1% | - 0.9% |
| Inventory of Homes for Sale | 5 | 5 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | 1.4 | 1.5 | + 7.1% | -- | -- | -- |

* 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.

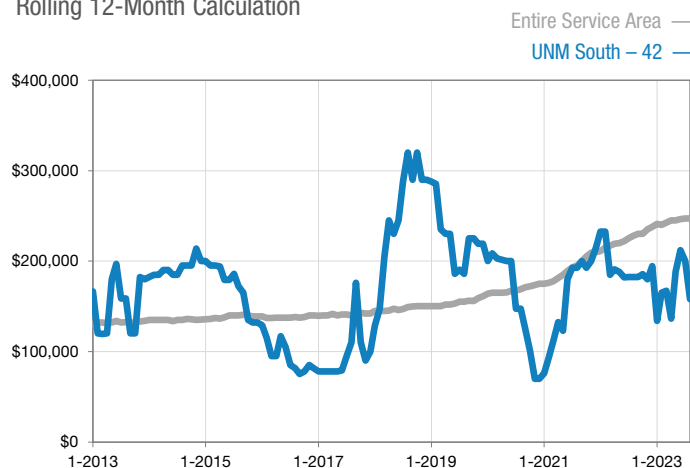
Median Sales Price - Single-Family Detached

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.