

Local Market Update for August 2023

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



Uptown – 41

East of I-25, South of Montgomery Blvd NE, West of Wyoming Blvd NE, North of I-40

Single-Family Detached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	40	24	- 40.0%	302	209	- 30.8%
Pending Sales	30	25	- 16.7%	245	199	- 18.8%
Closed Sales	31	22	- 29.0%	251	196	- 21.9%
Days on Market Until Sale	15	12	- 20.0%	12	19	+ 58.3%
Median Sales Price*	\$245,000	\$350,000	+ 42.9%	\$273,650	\$293,750	+ 7.3%
Average Sales Price*	\$257,835	\$342,322	+ 32.8%	\$288,226	\$301,207	+ 4.5%
Percent of List Price Received*	98.7%	100.6%	+ 1.9%	101.4%	99.5%	- 1.9%
Inventory of Homes for Sale	43	21	- 51.2%	--	--	--
Months Supply of Inventory	1.3	0.9	- 30.8%	--	--	--

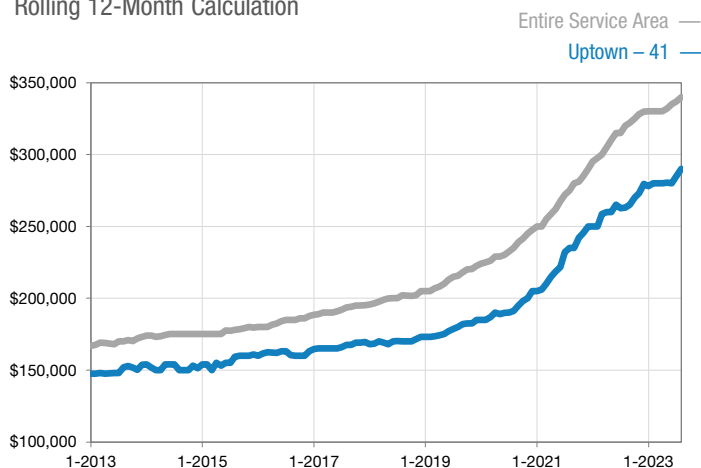
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	14	9	- 35.7%	54	47	- 13.0%
Pending Sales	10	9	- 10.0%	55	38	- 30.9%
Closed Sales	5	4	- 20.0%	48	31	- 35.4%
Days on Market Until Sale	9	15	+ 66.7%	22	10	- 54.5%
Median Sales Price*	\$108,000	\$213,000	+ 97.2%	\$152,500	\$152,000	- 0.3%
Average Sales Price*	\$156,200	\$221,125	+ 41.6%	\$191,775	\$177,532	- 7.4%
Percent of List Price Received*	99.6%	98.6%	- 1.0%	101.8%	98.5%	- 3.2%
Inventory of Homes for Sale	6	9	+ 50.0%	--	--	--
Months Supply of Inventory	0.9	2.1	+ 133.3%	--	--	--

* 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.

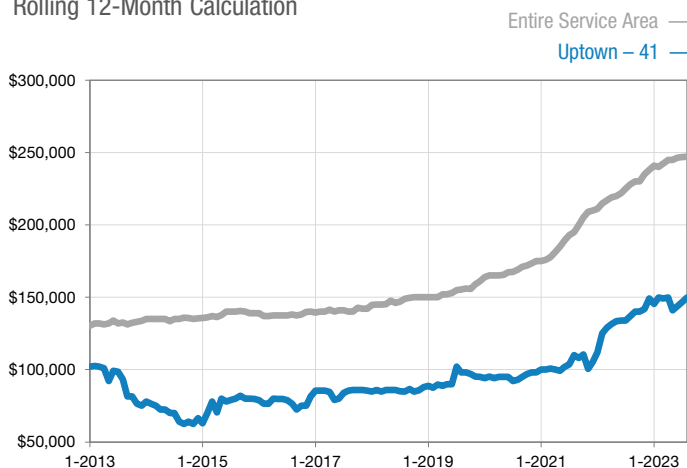
Median Sales Price - Single-Family Detached

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.