

Local Market Update for August 2023

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



Near North Valley – 101

East of Rio Grande River, South of Montgomery Blvd NE / Montano Rd NE, West of I-25, 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	21	31	+ 47.6%	205	138	- 32.7%
Pending Sales	26	23	- 11.5%	159	109	- 31.4%
Closed Sales	29	11	- 62.1%	158	94	- 40.5%
Days on Market Until Sale	20	27	+ 35.0%	25	32	+ 28.0%
Median Sales Price*	\$320,000	\$314,000	- 1.9%	\$300,500	\$312,000	+ 3.8%
Average Sales Price*	\$380,296	\$387,264	+ 1.8%	\$358,608	\$353,682	- 1.4%
Percent of List Price Received*	99.2%	98.1%	- 1.1%	100.7%	99.6%	- 1.1%
Inventory of Homes for Sale	45	37	- 17.8%	--	--	--
Months Supply of Inventory	2.2	2.8	+ 27.3%	--	--	--

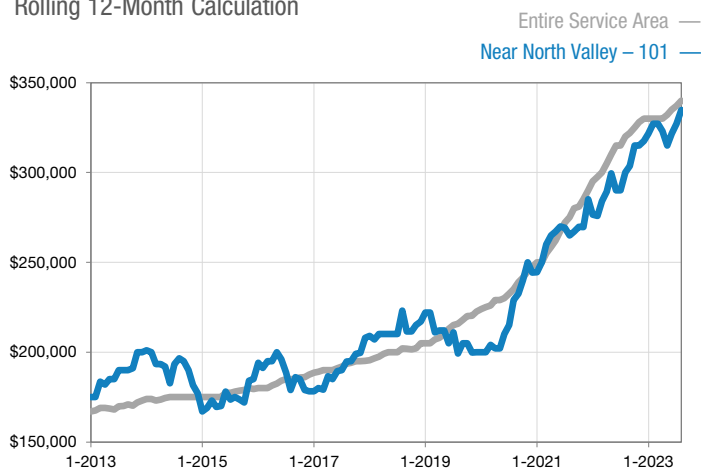
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	5	3	- 40.0%	39	22	- 43.6%
Pending Sales	4	4	0.0%	39	24	- 38.5%
Closed Sales	4	4	0.0%	40	22	- 45.0%
Days on Market Until Sale	14	7	- 50.0%	13	27	+ 107.7%
Median Sales Price*	\$247,450	\$244,000	- 1.4%	\$243,771	\$272,500	+ 11.8%
Average Sales Price*	\$244,875	\$230,750	- 5.8%	\$283,867	\$280,315	- 1.3%
Percent of List Price Received*	99.5%	100.0%	+ 0.5%	101.7%	101.1%	- 0.6%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	0.6	0.4	- 33.3%	--	--	--

* 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.

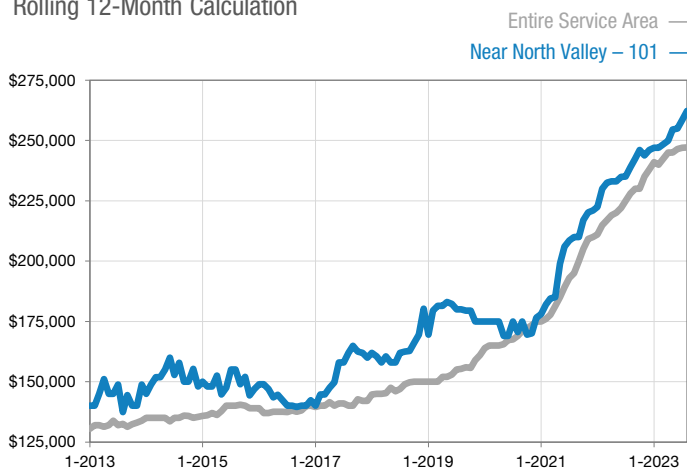
Median Sales Price - Single-Family Detached

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.