

Local Market Update for August 2023

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



87105

Single-Family Detached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	34	18	- 47.1%	357	223	- 37.5%
Pending Sales	42	19	- 54.8%	281	196	- 30.2%
Closed Sales	32	27	- 15.6%	269	198	- 26.4%
Days on Market Until Sale	26	31	+ 19.2%	17	27	+ 58.8%
Median Sales Price*	\$257,950	\$305,000	+ 18.2%	\$235,000	\$285,000	+ 21.3%
Average Sales Price*	\$257,649	\$355,476	+ 38.0%	\$262,076	\$307,499	+ 17.3%
Percent of List Price Received*	99.2%	96.9%	- 2.3%	100.7%	98.8%	- 1.9%
Inventory of Homes for Sale	64	28	- 56.3%	--	--	--
Months Supply of Inventory	1.8	1.1	- 38.9%	--	--	--

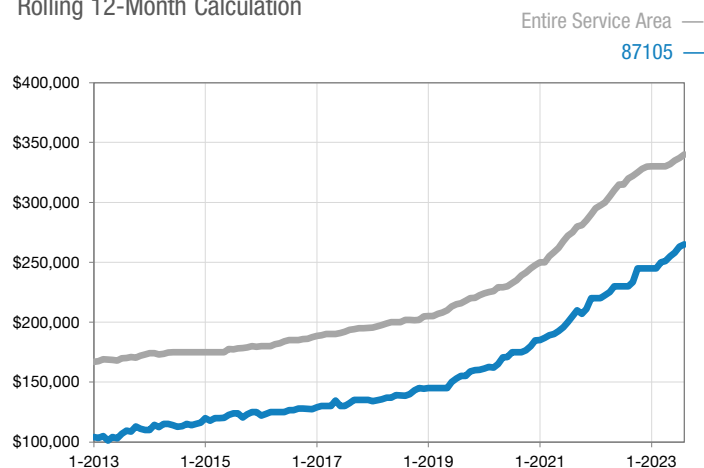
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	4	1	- 75.0%	30	10	- 66.7%
Pending Sales	0	0	0.0%	17	10	- 41.2%
Closed Sales	3	1	- 66.7%	18	10	- 44.4%
Days on Market Until Sale	11	7	- 36.4%	7	20	+ 185.7%
Median Sales Price*	\$237,500	\$230,000	- 3.2%	\$187,500	\$181,500	- 3.2%
Average Sales Price*	\$209,000	\$230,000	+ 10.0%	\$188,689	\$192,195	+ 1.9%
Percent of List Price Received*	98.9%	103.6%	+ 4.8%	100.8%	98.7%	- 2.1%
Inventory of Homes for Sale	6	1	- 83.3%	--	--	--
Months Supply of Inventory	2.5	0.5	- 80.0%	--	--	--

* 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.

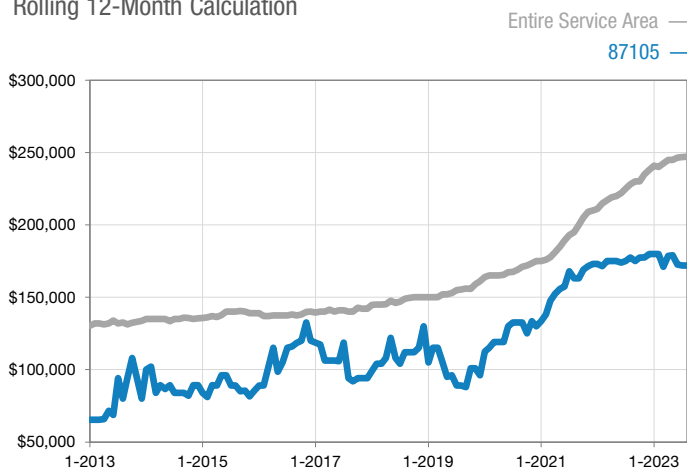
Median Sales Price - Single-Family Detached

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.