

Local Market Update for August 2023

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



Near South Valley – 90

East of Coors Blvd SW, South of Central Ave / Cesar Chavez, West of I-25, North of Rio Bravo Blvd SW

Single-Family Detached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	13	16	+ 23.1%	179	115	- 35.8%
Pending Sales	24	12	- 50.0%	157	91	- 42.0%
Closed Sales	16	11	- 31.3%	146	88	- 39.7%
Days on Market Until Sale	29	20	- 31.0%	16	22	+ 37.5%
Median Sales Price*	\$262,000	\$325,000	+ 24.0%	\$220,000	\$241,000	+ 9.5%
Average Sales Price*	\$270,619	\$322,818	+ 19.3%	\$228,527	\$261,999	+ 14.6%
Percent of List Price Received*	98.8%	99.9%	+ 1.1%	100.6%	98.5%	- 2.1%
Inventory of Homes for Sale	19	16	- 15.8%	--	--	--
Months Supply of Inventory	1.0	1.4	+ 40.0%	--	--	--

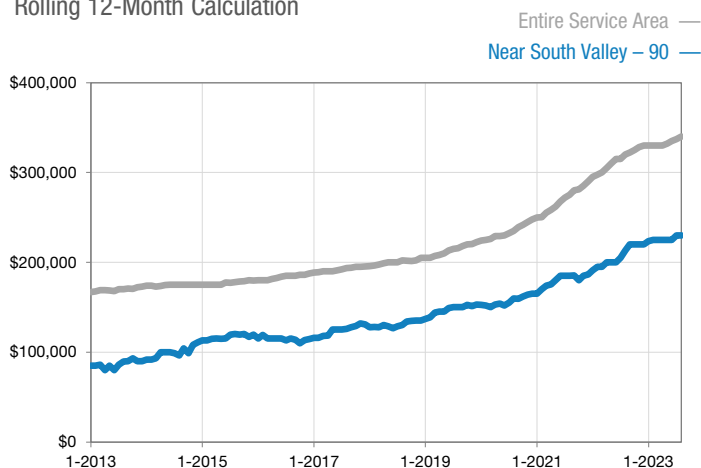
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	4	1	- 75.0%	19	3	- 84.2%
Pending Sales	0	0	0.0%	8	4	- 50.0%
Closed Sales	1	0	- 100.0%	8	4	- 50.0%
Days on Market Until Sale	11	--	--	8	39	+ 387.5%
Median Sales Price*	\$107,500	--	--	\$144,950	\$132,975	- 8.3%
Average Sales Price*	\$107,500	--	--	\$144,300	\$137,738	- 4.5%
Percent of List Price Received*	97.7%	--	--	99.6%	93.9%	- 5.7%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	3.2	0.8	- 75.0%	--	--	--

* 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.

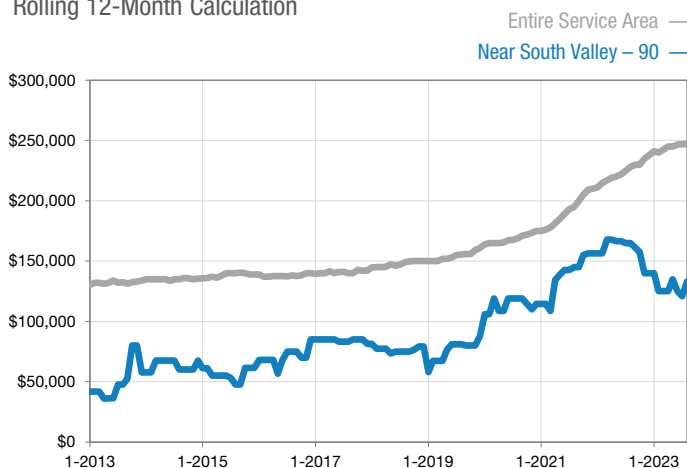
Median Sales Price - Single-Family Detached

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.