

# Local Market Update for August 2023

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



## 87110

Single-Family Detached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	49	47	- 4.1%	420	320	- 23.8%
Pending Sales	39	37	- 5.1%	355	284	- 20.0%
Closed Sales	53	37	- 30.2%	366	273	- 25.4%
Days on Market Until Sale	13	11	- 15.4%	11	17	+ 54.5%
Median Sales Price*	\$269,000	<b>\$345,000</b>	+ 28.3%	\$285,000	<b>\$305,000</b>	+ 7.0%
Average Sales Price*	\$289,228	<b>\$353,968</b>	+ 22.4%	\$309,887	<b>\$322,601</b>	+ 4.1%
Percent of List Price Received*	99.4%	100.5%	+ 1.1%	101.6%	99.8%	- 1.8%
Inventory of Homes for Sale	52	40	- 23.1%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 9.1%	--	--	--

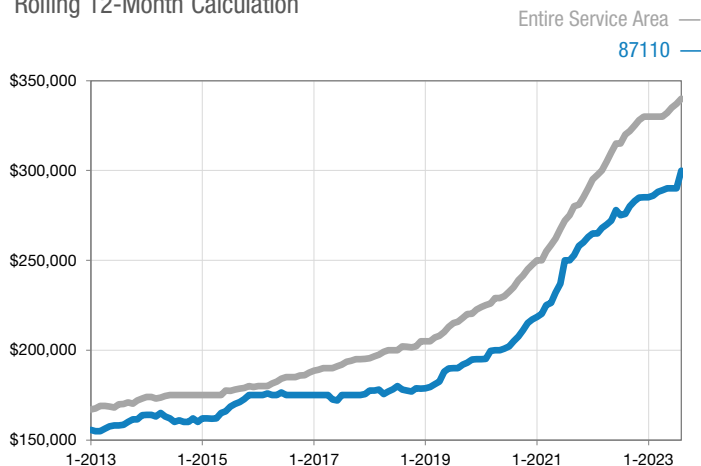
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	12	6	- 50.0%	48	34	- 29.2%
Pending Sales	10	7	- 30.0%	48	31	- 35.4%
Closed Sales	5	4	- 20.0%	40	27	- 32.5%
Days on Market Until Sale	9	15	+ 66.7%	13	9	- 30.8%
Median Sales Price*	\$108,000	<b>\$213,000</b>	+ 97.2%	\$145,500	<b>\$165,000</b>	+ 13.4%
Average Sales Price*	\$156,200	<b>\$221,125</b>	+ 41.6%	\$178,183	<b>\$181,385</b>	+ 1.8%
Percent of List Price Received*	99.6%	98.6%	- 1.0%	103.1%	98.6%	- 4.4%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	0.7	0.8	+ 14.3%	--	--	--

\* 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.

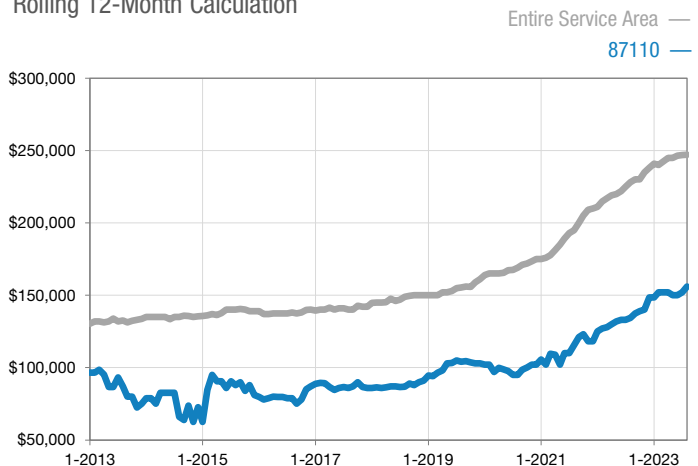
### Median Sales Price - Single-Family Detached

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.