

Local Market Update for August 2023

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



Carnuel, Monticello – 210

Includes Carnuel and Monticello in the Canyon

| Single-Family Detached | August | | | Year to Date | | |
|---------------------------------|--------|------|----------------|--------------|------------------|----------------|
| Key Metrics | 2022 | 2023 | Percent Change | Thru 8-2022 | Thru 8-2023 | Percent Change |
| New Listings | 2 | 0 | - 100.0% | 10 | 4 | - 60.0% |
| Pending Sales | 1 | 0 | - 100.0% | 7 | 3 | - 57.1% |
| Closed Sales | 0 | 0 | 0.0% | 9 | 3 | - 66.7% |
| Days on Market Until Sale | -- | -- | -- | 12 | 4 | - 66.7% |
| Median Sales Price* | -- | -- | -- | \$249,000 | \$370,000 | + 48.6% |
| Average Sales Price* | -- | -- | -- | \$236,217 | \$325,000 | + 37.6% |
| Percent of List Price Received* | -- | -- | -- | 102.2% | 103.5% | + 1.3% |
| Inventory of Homes for Sale | 4 | 1 | - 75.0% | -- | -- | -- |
| Months Supply of Inventory | 2.8 | 0.9 | - 67.9% | -- | -- | -- |

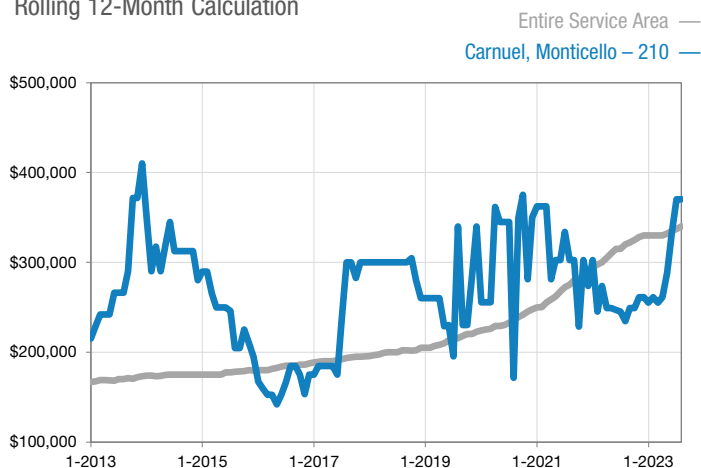
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | August | | | Year to Date | | |
|---------------------------------|--------|------|----------------|--------------|-------------|----------------|
| Key Metrics | 2022 | 2023 | Percent Change | Thru 8-2022 | Thru 8-2023 | Percent Change |
| New Listings | 0 | 0 | 0.0% | 0 | 0 | 0.0% |
| Pending Sales | 0 | 0 | 0.0% | 0 | 0 | 0.0% |
| Closed Sales | 0 | 0 | 0.0% | 0 | 0 | 0.0% |
| Days on Market Until Sale | -- | -- | -- | -- | -- | -- |
| Median Sales Price* | -- | -- | -- | -- | -- | -- |
| Average Sales Price* | -- | -- | -- | -- | -- | -- |
| Percent of List Price Received* | -- | -- | -- | -- | -- | -- |
| Inventory of Homes for Sale | 0 | 0 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | -- | -- | -- | -- | -- | -- |

* 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.

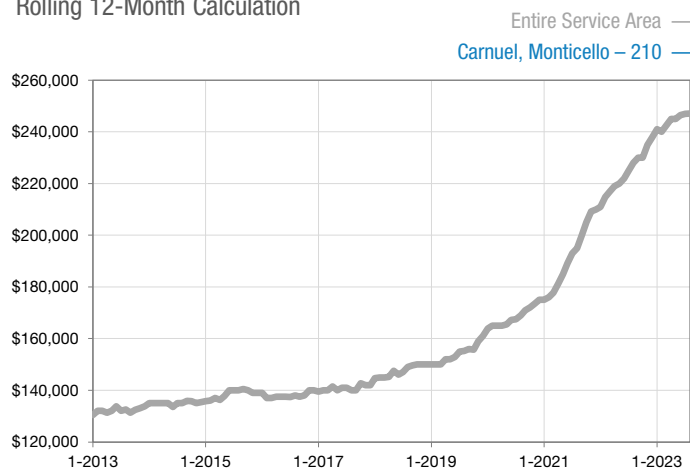
Median Sales Price - Single-Family Detached

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.