

# Local Market Update for August 2023

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



## Bernalillo / Algodones – 170

East of Rio Rancho Blvd, South of Rio Grande River, West of I-25, North of Sandia Reservation

Single-Family Detached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	10	9	- 10.0%	83	61	- 26.5%
Pending Sales	8	6	- 25.0%	65	52	- 20.0%
Closed Sales	11	7	- 36.4%	72	49	- 31.9%
Days on Market Until Sale	39	7	- 82.1%	19	29	+ 52.6%
Median Sales Price*	\$340,000	<b>\$277,884</b>	- 18.3%	\$379,500	<b>\$364,900</b>	- 3.8%
Average Sales Price*	\$612,173	<b>\$290,455</b>	- 52.6%	\$428,458	<b>\$383,438</b>	- 10.5%
Percent of List Price Received*	98.3%	<b>98.4%</b>	+ 0.1%	99.6%	<b>98.9%</b>	- 0.7%
Inventory of Homes for Sale	17	15	- 11.8%	--	--	--
Months Supply of Inventory	2.2	2.3	+ 4.5%	--	--	--

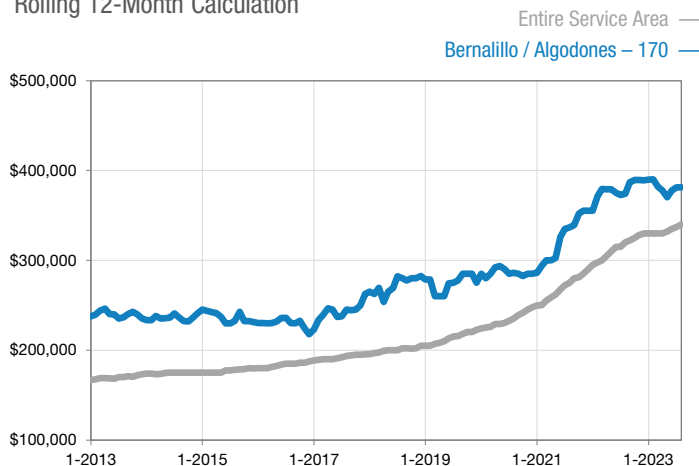
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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%	2	1	- 50.0%
Pending Sales	0	0	0.0%	2	1	- 50.0%
Closed Sales	0	0	0.0%	2	1	- 50.0%
Days on Market Until Sale	--	--	--	5	1	- 80.0%
Median Sales Price*	--	--	--	\$164,950	<b>\$220,000</b>	+ 33.4%
Average Sales Price*	--	--	--	\$164,950	<b>\$220,000</b>	+ 33.4%
Percent of List Price Received*	--	--	--	100.0%	<b>102.3%</b>	+ 2.3%
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.

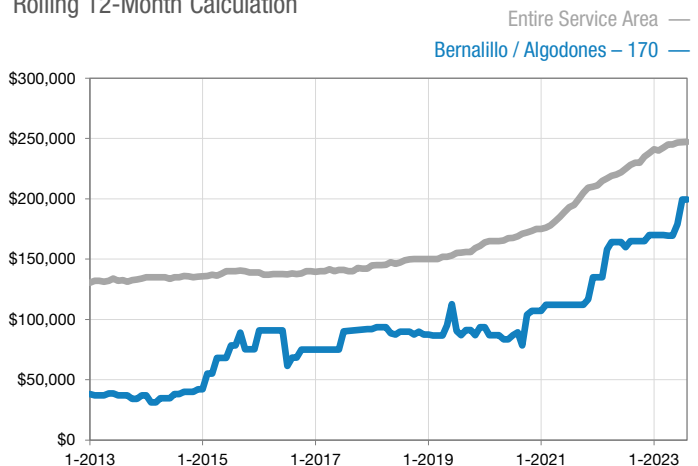
### Median Sales Price - Single-Family Detached

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.