

Local Market Update for August 2023

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



North Albuquerque Acres Area – 20

East of Ventura St NE / Holbrook St NE, South of Elena Dr NE, West of Tennyson St NE, North of San Antonio Dr NE

| Single-Family Detached | August | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2022 | 2023 | Percent Change | Thru 8-2022 | Thru 8-2023 | Percent Change |
| New Listings | 11 | 11 | 0.0% | 104 | 88 | - 15.4% |
| Pending Sales | 8 | 11 | + 37.5% | 77 | 73 | - 5.2% |
| Closed Sales | 7 | 14 | + 100.0% | 72 | 74 | + 2.8% |
| Days on Market Until Sale | 40 | 21 | - 47.5% | 16 | 26 | + 62.5% |
| Median Sales Price* | \$705,000 | \$757,500 | + 7.4% | \$774,000 | \$812,500 | + 5.0% |
| Average Sales Price* | \$760,214 | \$882,359 | + 16.1% | \$888,817 | \$868,726 | - 2.3% |
| Percent of List Price Received* | 96.3% | 100.1% | + 3.9% | 101.2% | 99.1% | - 2.1% |
| Inventory of Homes for Sale | 22 | 14 | - 36.4% | -- | -- | -- |
| Months Supply of Inventory | 2.4 | 1.7 | - 29.2% | -- | -- | -- |

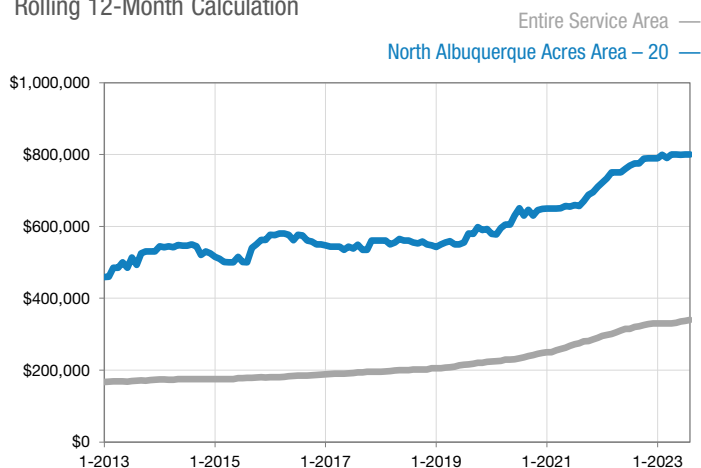
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| 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.

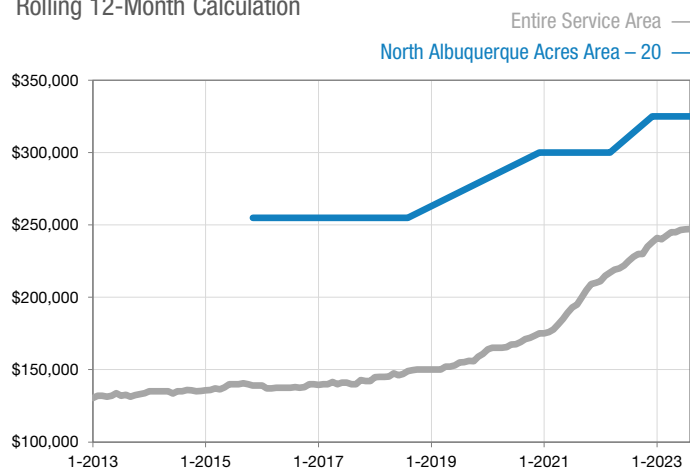
Median Sales Price - Single-Family Detached

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.