

Local Market Update for August 2023

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



87108

Single-Family Detached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	25	35	+ 40.0%	228	208	- 8.8%
Pending Sales	26	28	+ 7.7%	188	167	- 11.2%
Closed Sales	23	19	- 17.4%	187	153	- 18.2%
Days on Market Until Sale	17	22	+ 29.4%	14	22	+ 57.1%
Median Sales Price*	\$267,000	\$265,000	- 0.7%	\$267,000	\$267,000	0.0%
Average Sales Price*	\$320,517	\$293,647	- 8.4%	\$310,186	\$302,691	- 2.4%
Percent of List Price Received*	99.4%	100.9%	+ 1.5%	102.4%	100.1%	- 2.2%
Inventory of Homes for Sale	33	36	+ 9.1%	--	--	--
Months Supply of Inventory	1.4	1.9	+ 35.7%	--	--	--

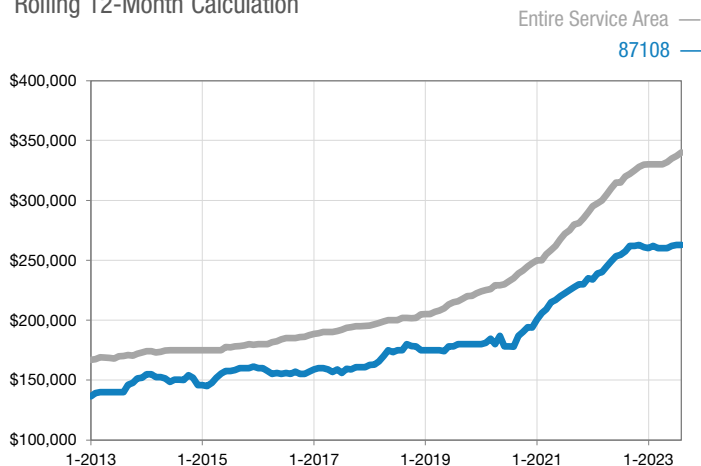
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	0	5	--	23	36	+ 56.5%
Pending Sales	0	4	--	19	25	+ 31.6%
Closed Sales	2	3	+ 50.0%	19	22	+ 15.8%
Days on Market Until Sale	17	4	- 76.5%	19	19	0.0%
Median Sales Price*	\$119,000	\$160,000	+ 34.5%	\$162,000	\$200,000	+ 23.5%
Average Sales Price*	\$119,000	\$142,000	+ 19.3%	\$173,837	\$214,950	+ 23.7%
Percent of List Price Received*	98.8%	92.3%	- 6.6%	99.4%	98.6%	- 0.8%
Inventory of Homes for Sale	2	8	+ 300.0%	--	--	--
Months Supply of Inventory	0.8	2.5	+ 212.5%	--	--	--

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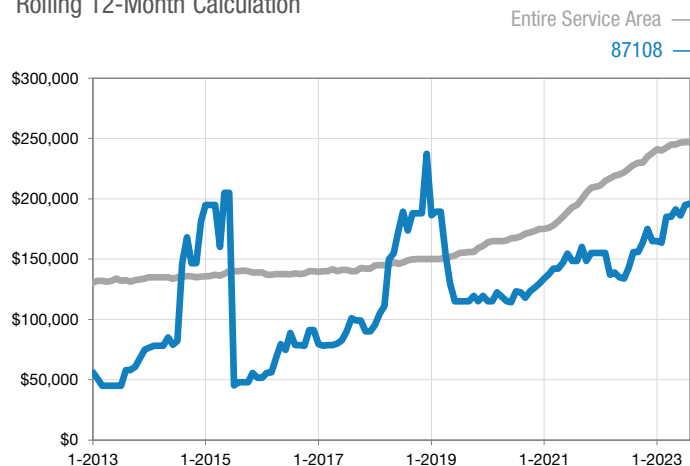
Median Sales Price - Single-Family Detached

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.