

Local Market Update for July 2023

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



87031

Single-Family Detached	July			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	69	56	- 18.8%	431	483	+ 12.1%
Pending Sales	39	71	+ 82.1%	331	424	+ 28.1%
Closed Sales	49	64	+ 30.6%	337	367	+ 8.9%
Days on Market Until Sale	22	57	+ 159.1%	24	53	+ 120.8%
Median Sales Price*	\$315,000	\$301,890	- 4.2%	\$289,000	\$300,000	+ 3.8%
Average Sales Price*	\$329,609	\$336,532	+ 2.1%	\$315,742	\$318,177	+ 0.8%
Percent of List Price Received*	100.0%	99.0%	- 1.0%	100.4%	99.2%	- 1.2%
Inventory of Homes for Sale	130	119	- 8.5%	--	--	--
Months Supply of Inventory	2.6	2.4	- 7.7%	--	--	--

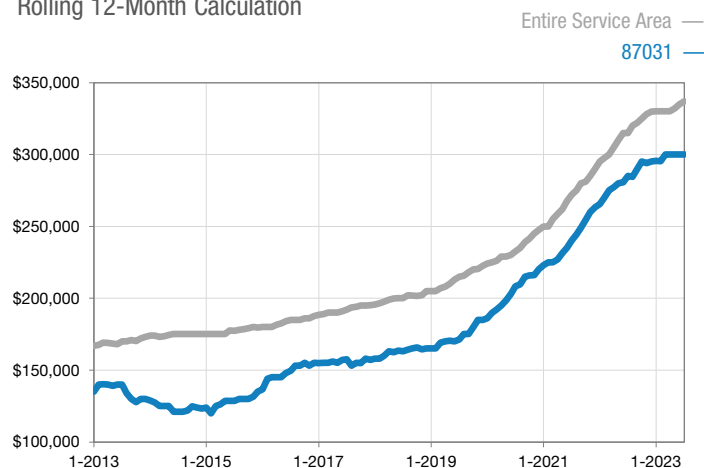
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	2	6	+ 200.0%	12	11	- 8.3%
Pending Sales	1	5	+ 400.0%	11	8	- 27.3%
Closed Sales	1	0	- 100.0%	11	3	- 72.7%
Days on Market Until Sale	4	--	--	6	1	- 83.3%
Median Sales Price*	\$205,900	--	--	\$205,900	\$215,000	+ 4.4%
Average Sales Price*	\$205,900	--	--	\$203,282	\$216,667	+ 6.6%
Percent of List Price Received*	100.0%	--	--	106.5%	104.1%	- 2.3%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.4	0.9	+ 125.0%	--	--	--

* 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.

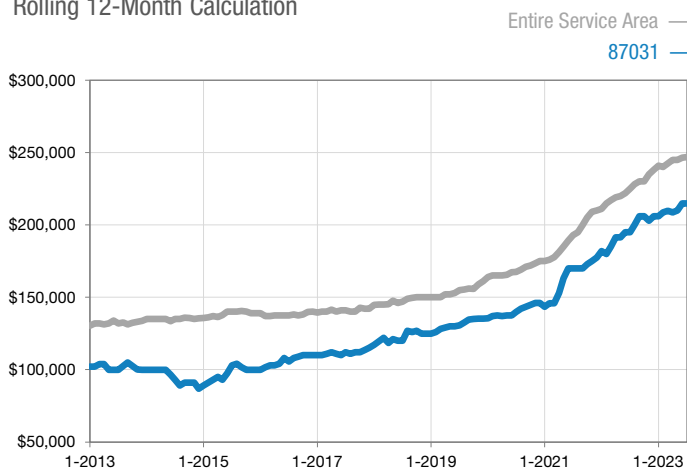
Median Sales Price - Single-Family Detached

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.