

Local Market Update for July 2023

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



87025

Single-Family Detached	July			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	2	7	+ 250.0%	20	22	+ 10.0%
Pending Sales	3	7	+ 133.3%	14	16	+ 14.3%
Closed Sales	3	1	- 66.7%	13	10	- 23.1%
Days on Market Until Sale	12	50	+ 316.7%	20	45	+ 125.0%
Median Sales Price*	\$550,000	\$244,900	- 55.5%	\$300,000	\$305,000	+ 1.7%
Average Sales Price*	\$521,333	\$244,900	- 53.0%	\$322,492	\$363,790	+ 12.8%
Percent of List Price Received*	96.8%	100.0%	+ 3.3%	94.6%	96.1%	+ 1.6%
Inventory of Homes for Sale	8	8	0.0%	--	--	--
Months Supply of Inventory	3.2	3.3	+ 3.1%	--	--	--

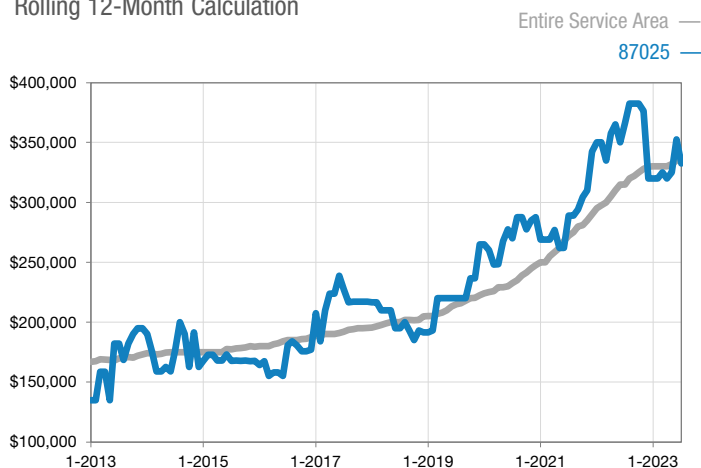
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	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.

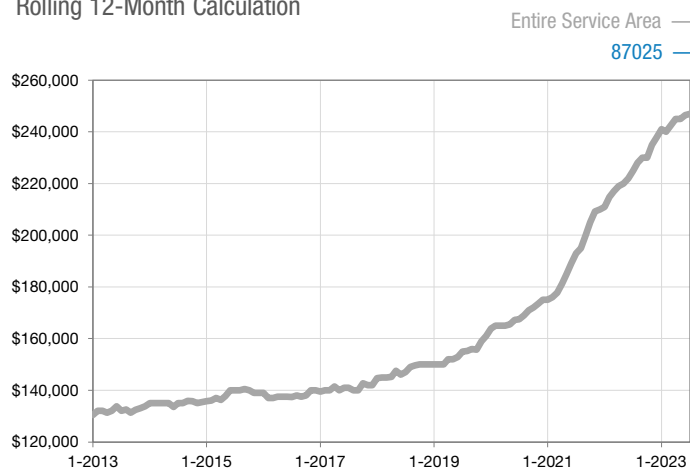
Median Sales Price - Single-Family Detached

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.