

Local Market Update for July 2023

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



87105

Single-Family Detached	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
Key Metrics						
New Listings	45	29	- 35.6%	323	205	- 36.5%
Pending Sales	31	38	+ 22.6%	239	182	- 23.8%
Closed Sales	22	33	+ 50.0%	237	171	- 27.8%
Days on Market Until Sale	12	19	+ 58.3%	16	26	+ 62.5%
Median Sales Price*	\$222,500	\$286,000	+ 28.5%	\$232,000	\$280,000	+ 20.7%
Average Sales Price*	\$232,123	\$308,659	+ 33.0%	\$262,674	\$299,924	+ 14.2%
Percent of List Price Received*	101.7%	99.8%	- 1.9%	100.9%	99.1%	- 1.8%
Inventory of Homes for Sale	82	36	- 56.1%	--	--	--
Months Supply of Inventory	2.4	1.3	- 45.8%	--	--	--

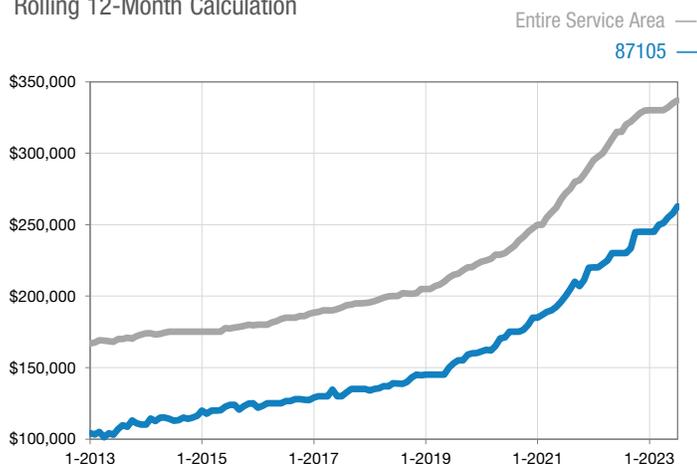
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
Key Metrics						
New Listings	5	0	- 100.0%	26	9	- 65.4%
Pending Sales	2	1	- 50.0%	17	10	- 41.2%
Closed Sales	3	0	- 100.0%	15	9	- 40.0%
Days on Market Until Sale	10	--	--	6	21	+ 250.0%
Median Sales Price*	\$185,000	--	--	\$185,000	\$173,000	- 6.5%
Average Sales Price*	\$173,333	--	--	\$184,627	\$187,994	+ 1.8%
Percent of List Price Received*	106.9%	--	--	101.2%	98.2%	- 3.0%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	0.8	--	--	--	--	--

* 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.

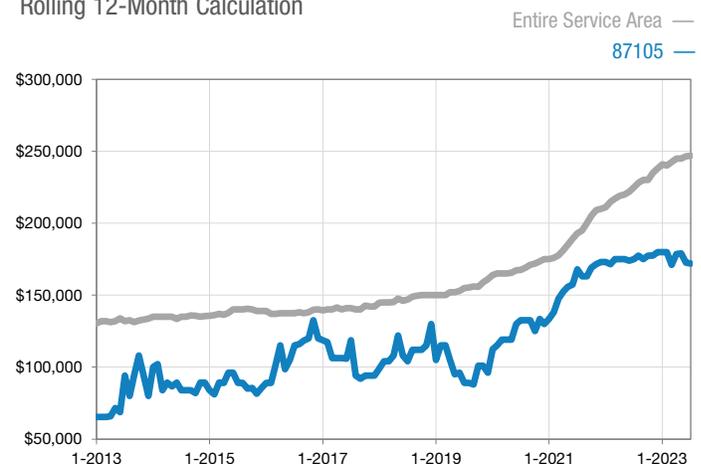
Median Sales Price - Single-Family Detached

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.