

Local Market Update for July 2023

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



Uptown – 41

East of I-25, South of Montgomery Blvd NE, West of Wyoming Blvd NE, North of I-40

Single-Family Detached	July			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	38	25	- 34.2%	262	185	- 29.4%
Pending Sales	28	27	- 3.6%	215	177	- 17.7%
Closed Sales	30	29	- 3.3%	220	174	- 20.9%
Days on Market Until Sale	9	9	0.0%	11	20	+ 81.8%
Median Sales Price*	\$260,000	\$305,000	+ 17.3%	\$277,450	\$289,950	+ 4.5%
Average Sales Price*	\$290,380	\$296,045	+ 2.0%	\$292,508	\$296,008	+ 1.2%
Percent of List Price Received*	100.7%	100.1%	- 0.6%	101.8%	99.4%	- 2.4%
Inventory of Homes for Sale	37	20	- 45.9%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--

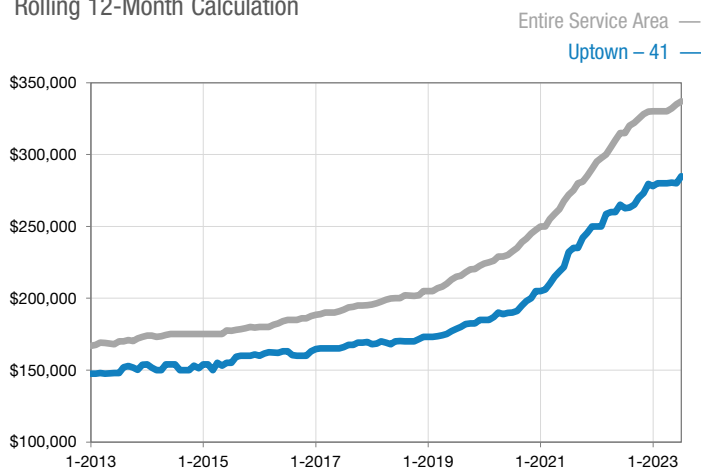
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	4	10	+ 150.0%	40	38	- 5.0%
Pending Sales	7	6	- 14.3%	45	30	- 33.3%
Closed Sales	10	4	- 60.0%	43	27	- 37.2%
Days on Market Until Sale	17	9	- 47.1%	23	9	- 60.9%
Median Sales Price*	\$135,500	\$147,750	+ 9.0%	\$160,000	\$152,000	- 5.0%
Average Sales Price*	\$170,315	\$177,625	+ 4.3%	\$195,912	\$171,074	- 12.7%
Percent of List Price Received*	101.4%	94.9%	- 6.4%	102.1%	98.5%	- 3.5%
Inventory of Homes for Sale	2	10	+ 400.0%	--	--	--
Months Supply of Inventory	0.3	2.2	+ 633.3%	--	--	--

* 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.

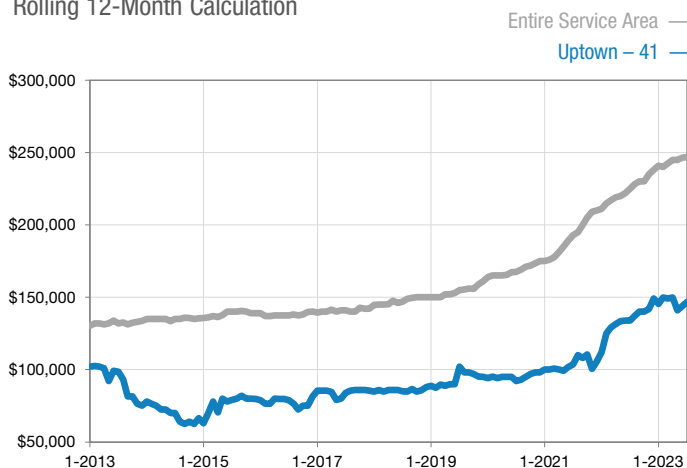
Median Sales Price - Single-Family Detached

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.