

# Local Market Update for July 2023

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



## Mountainair – 293

South of Hwy 55 (CR B076) to Socorro and Lincoln County Lines, East of Manzano Mountains, West of Hwy 41

| Single-Family Detached          | July      |                  |                | Year to Date |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
|                                 | 2022      | 2023             | Percent Change | Thru 7-2022  | Thru 7-2023      | Percent Change |
| <b>Key Metrics</b>              |           |                  |                |              |                  |                |
| New Listings                    | 0         | 1                | --             | 15           | 10               | - 33.3%        |
| Pending Sales                   | 0         | 1                | --             | 16           | 5                | - 68.8%        |
| Closed Sales                    | 3         | 1                | - 66.7%        | 15           | 5                | - 66.7%        |
| Days on Market Until Sale       | 40        | 13               | - 67.5%        | 54           | 47               | - 13.0%        |
| Median Sales Price*             | \$140,000 | <b>\$455,000</b> | + 225.0%       | \$178,000    | <b>\$421,000</b> | + 136.5%       |
| Average Sales Price*            | \$241,667 | <b>\$455,000</b> | + 88.3%        | \$253,233    | <b>\$282,750</b> | + 11.7%        |
| Percent of List Price Received* | 96.1%     | <b>95.8%</b>     | - 0.3%         | 94.5%        | <b>96.8%</b>     | + 2.4%         |
| Inventory of Homes for Sale     | 3         | 6                | + 100.0%       | --           | --               | --             |
| Months Supply of Inventory      | 1.1       | 3.8              | + 245.5%       | --           | --               | --             |

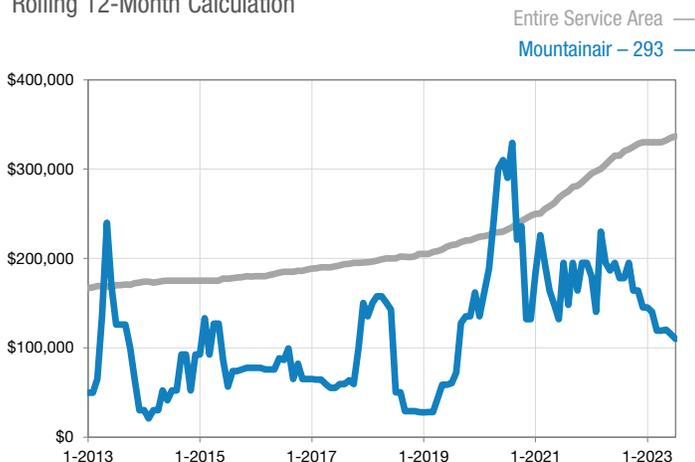
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached          | July |      |                | Year to Date |             |                |
|---------------------------------|------|------|----------------|--------------|-------------|----------------|
|                                 | 2022 | 2023 | Percent Change | Thru 7-2022  | Thru 7-2023 | Percent Change |
| <b>Key Metrics</b>              |      |      |                |              |             |                |
| 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.

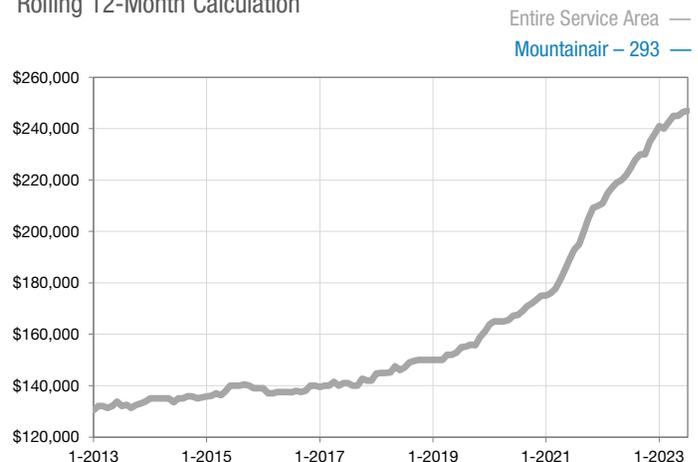
### Median Sales Price - Single-Family Detached

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.