

Local Market Update for July 2023

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



Near North Valley – 101

East of Rio Grande River, South of Montgomery Blvd NE / Montano Rd NE, West of I-25, North of I-40

Single-Family Detached	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
Key Metrics						
New Listings	33	18	- 45.5%	184	107	- 41.8%
Pending Sales	26	18	- 30.8%	133	89	- 33.1%
Closed Sales	18	14	- 22.2%	129	83	- 35.7%
Days on Market Until Sale	12	7	- 41.7%	26	33	+ 26.9%
Median Sales Price*	\$250,000	\$272,000	+ 8.8%	\$296,000	\$310,000	+ 4.7%
Average Sales Price*	\$314,192	\$343,391	+ 9.3%	\$353,732	\$349,231	- 1.3%
Percent of List Price Received*	104.0%	102.5%	- 1.4%	101.0%	99.8%	- 1.2%
Inventory of Homes for Sale	56	28	- 50.0%	--	--	--
Months Supply of Inventory	2.7	2.0	- 25.9%	--	--	--

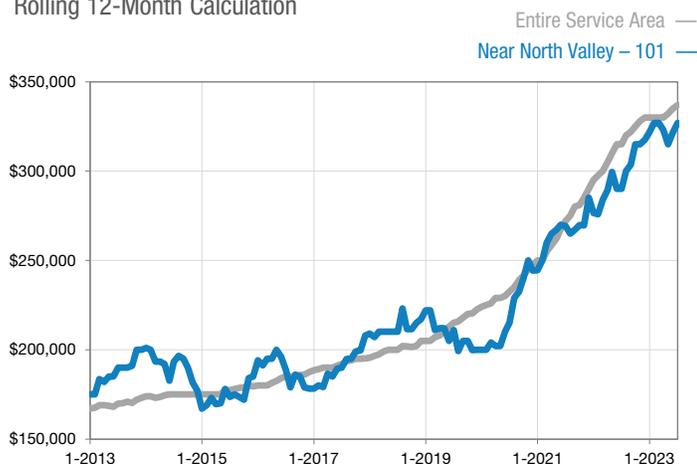
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
Key Metrics						
New Listings	5	4	- 20.0%	34	19	- 44.1%
Pending Sales	6	4	- 33.3%	35	20	- 42.9%
Closed Sales	6	3	- 50.0%	36	18	- 50.0%
Days on Market Until Sale	5	2	- 60.0%	13	31	+ 138.5%
Median Sales Price*	\$271,271	\$262,500	- 3.2%	\$243,771	\$277,500	+ 13.8%
Average Sales Price*	\$290,257	\$237,167	- 18.3%	\$288,200	\$291,330	+ 1.1%
Percent of List Price Received*	102.6%	106.3%	+ 3.6%	101.9%	101.3%	- 0.6%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	0.6	0.7	+ 16.7%	--	--	--

* 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.

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.