

Local Market Update for July 2023

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



UNM South – 42

East of I-25, South of Central Ave, West of San Mateo Blvd NE, North of Kirtland AFB

Single-Family Detached	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
Key Metrics						
New Listings	25	14	- 44.0%	145	106	- 26.9%
Pending Sales	16	16	0.0%	116	98	- 15.5%
Closed Sales	17	16	- 5.9%	114	91	- 20.2%
Days on Market Until Sale	12	24	+ 100.0%	15	32	+ 113.3%
Median Sales Price*	\$345,000	\$340,750	- 1.2%	\$340,000	\$325,000	- 4.4%
Average Sales Price*	\$375,465	\$373,531	- 0.5%	\$377,006	\$353,745	- 6.2%
Percent of List Price Received*	101.1%	99.8%	- 1.3%	102.7%	99.2%	- 3.4%
Inventory of Homes for Sale	26	11	- 57.7%	--	--	--
Months Supply of Inventory	1.5	0.9	- 40.0%	--	--	--

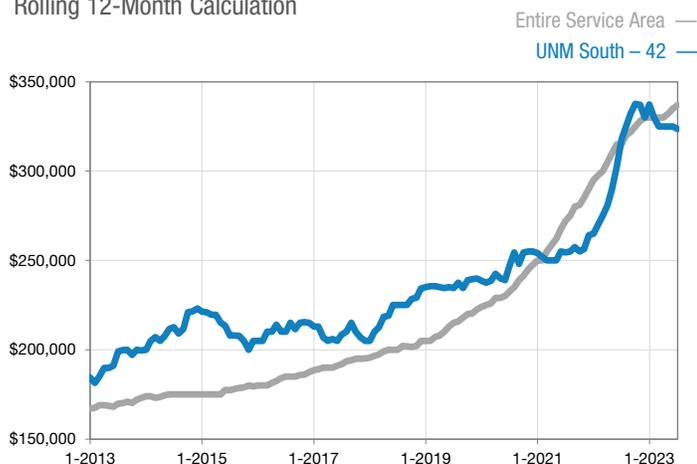
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
Key Metrics						
New Listings	5	5	0.0%	30	21	- 30.0%
Pending Sales	3	4	+ 33.3%	25	20	- 20.0%
Closed Sales	2	1	- 50.0%	24	19	- 20.8%
Days on Market Until Sale	34	3	- 91.2%	12	42	+ 250.0%
Median Sales Price*	\$311,950	\$390,000	+ 25.0%	\$136,000	\$177,000	+ 30.1%
Average Sales Price*	\$311,950	\$390,000	+ 25.0%	\$199,979	\$204,968	+ 2.5%
Percent of List Price Received*	96.0%	97.5%	+ 1.6%	99.4%	97.8%	- 1.6%
Inventory of Homes for Sale	4	6	+ 50.0%	--	--	--
Months Supply of Inventory	1.0	2.0	+ 100.0%	--	--	--

* 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.

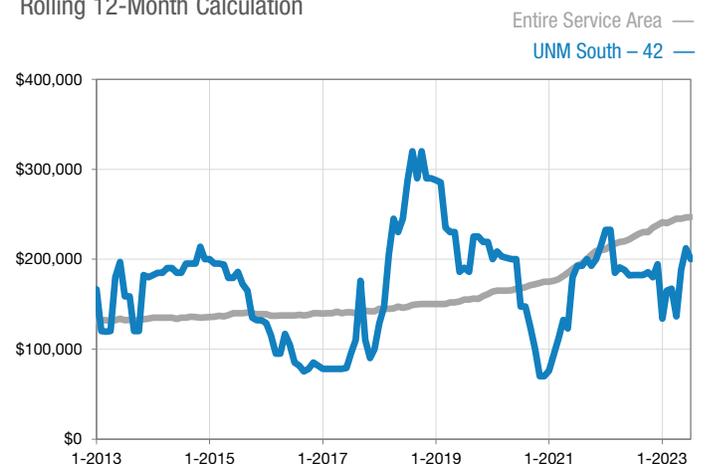
Median Sales Price - Single-Family Detached

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.