

Local Market Update for July 2023

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



Downtown Area – 80

East of Rio Grande River, South of I-40, East of I-25, North of Cesar Chavez

Single-Family Detached	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
Key Metrics						
New Listings	20	14	- 30.0%	140	100	- 28.6%
Pending Sales	13	11	- 15.4%	111	89	- 19.8%
Closed Sales	15	10	- 33.3%	107	85	- 20.6%
Days on Market Until Sale	4	17	+ 325.0%	14	33	+ 135.7%
Median Sales Price*	\$380,000	\$277,500	- 27.0%	\$305,000	\$285,000	- 6.6%
Average Sales Price*	\$409,974	\$405,261	- 1.1%	\$352,974	\$355,367	+ 0.7%
Percent of List Price Received*	100.7%	98.8%	- 1.9%	102.6%	98.6%	- 3.9%
Inventory of Homes for Sale	28	16	- 42.9%	--	--	--
Months Supply of Inventory	1.8	1.4	- 22.2%	--	--	--

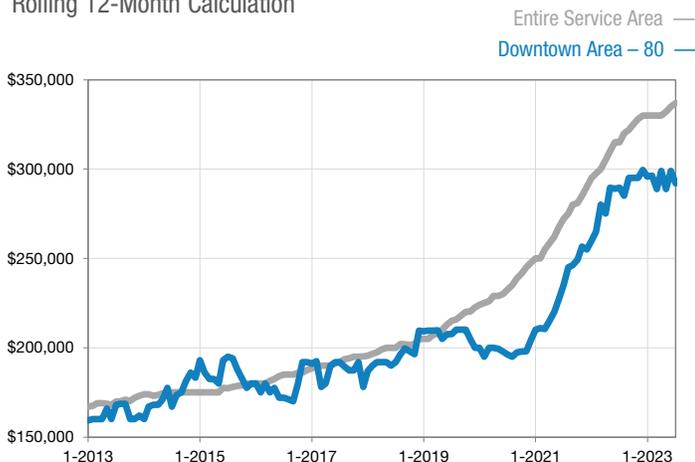
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
Key Metrics						
New Listings	7	14	+ 100.0%	55	67	+ 21.8%
Pending Sales	4	8	+ 100.0%	48	53	+ 10.4%
Closed Sales	6	7	+ 16.7%	54	49	- 9.3%
Days on Market Until Sale	17	26	+ 52.9%	15	29	+ 93.3%
Median Sales Price*	\$216,750	\$329,500	+ 52.0%	\$261,250	\$323,000	+ 23.6%
Average Sales Price*	\$231,483	\$327,129	+ 41.3%	\$276,708	\$312,204	+ 12.8%
Percent of List Price Received*	97.4%	98.5%	+ 1.1%	100.1%	98.6%	- 1.5%
Inventory of Homes for Sale	12	17	+ 41.7%	--	--	--
Months Supply of Inventory	1.6	2.6	+ 62.5%	--	--	--

* 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.

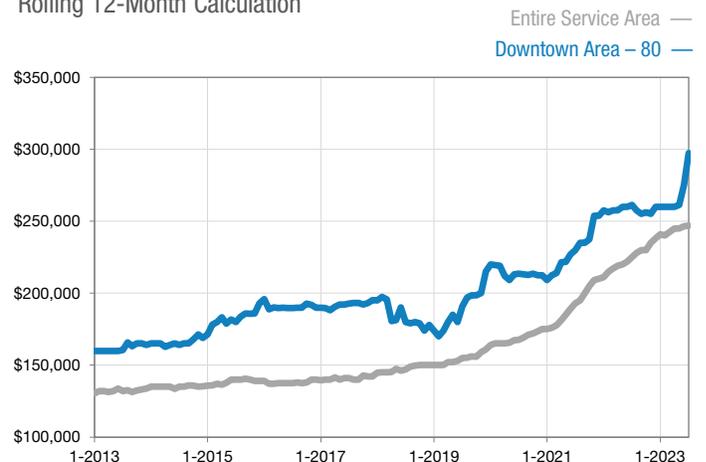
Median Sales Price - Single-Family Detached

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.