

Local Market Update for July 2023

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



Southwest Heights – 92

East of Cancito Reservation, South of Central Ave, West of Coors Blvd SW, North of Dennis Chavez Blvd

Single-Family Detached	July			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	83	51	- 38.6%	536	364	- 32.1%
Pending Sales	67	46	- 31.3%	463	344	- 25.7%
Closed Sales	64	43	- 32.8%	430	331	- 23.0%
Days on Market Until Sale	11	9	- 18.2%	8	18	+ 125.0%
Median Sales Price*	\$267,000	\$270,000	+ 1.1%	\$250,000	\$265,000	+ 6.0%
Average Sales Price*	\$269,198	\$270,515	+ 0.5%	\$253,777	\$270,652	+ 6.6%
Percent of List Price Received*	101.3%	101.5%	+ 0.2%	102.4%	100.4%	- 2.0%
Inventory of Homes for Sale	60	46	- 23.3%	--	--	--
Months Supply of Inventory	0.9	0.9	0.0%	--	--	--

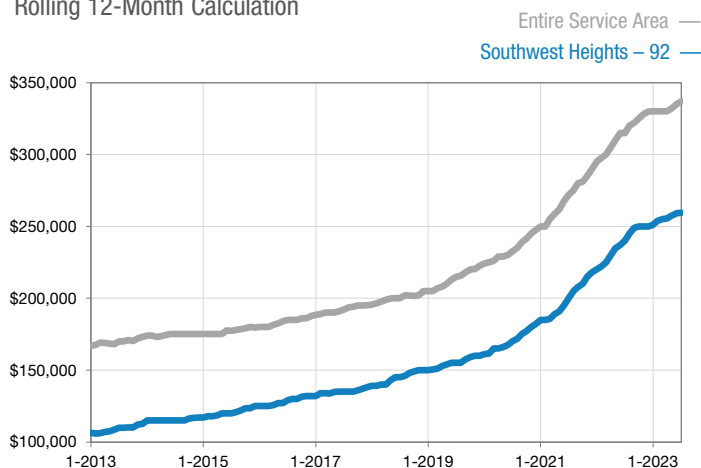
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	1	1	0.0%	10	5	- 50.0%
Pending Sales	2	1	- 50.0%	12	8	- 33.3%
Closed Sales	1	1	0.0%	10	6	- 40.0%
Days on Market Until Sale	4	6	+ 50.0%	5	20	+ 300.0%
Median Sales Price*	\$158,000	\$192,000	+ 21.5%	\$181,500	\$207,500	+ 14.3%
Average Sales Price*	\$158,000	\$192,000	+ 21.5%	\$189,200	\$215,000	+ 13.6%
Percent of List Price Received*	105.3%	103.8%	- 1.4%	104.6%	100.9%	- 3.5%
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.

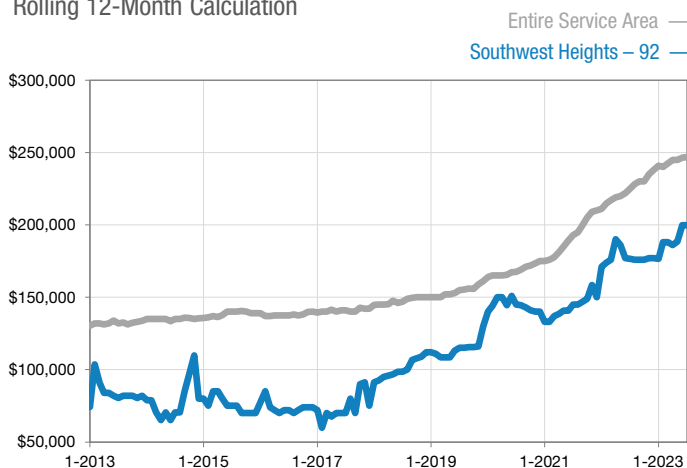
Median Sales Price - Single-Family Detached

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.